

Willowbridge Cottage, Barnsley – Replacement Garage with storage

Statement of Justification for Development in the Green Belt

The proposed development is to be located at Willowbridge Cottage in Oxspring, which is set within the Green Belt and an area of Borough Landscape Value, according to the UDP. These areas are generally protected from further development by policies GS6 & GS7, unless any proposed development can be proved not to affect the openness and character of the greenbelt.

The proposed extension is set in a steep wooded valley which screens it from general views of the open countryside and any other buildings. This natural topography means that the openness of the green belt will not be affected by the proposals.



The image above, taken from the B6462 Sheffield Road looking North East across to the site, confirms this.

The new garage will replace one of similar footprint and an oil tank store so no green belt land will be lost to this development.