

SUPPORTING STATEMENT

HOUSEHOLDER PLANNING APPLICATION FOR THE ERECTION OF REAR/SIDE EXTENSION OF A BARN
CONVERSION PREVIOUSLY APPROVED UNDER APPLICATION 2018/1249

AT

WOODLAND VIEW
ELMHIRST LANE
SILKSTONE
DODWORTH
S75 4LD



February 2021

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INTRODUCTION

1. This application seeks householder planning permission for the erection of a rear/side extension, within a defined space, within the curtilage of an application approved under 2018/1249 (Class Q) where there are no Permitted Development rights, at the property addressed Woodland View, Elmhirst Lane, Dodworth, S75 4LD.

APPLICATION PROPOSAL

2. A set of plans are submitted with the application which show the extent of the proposal, in addition, Prism Ag had a conversation with Tony Wiles, Historic Environment officer from the Council about the proposal to add a part of local history into the gable end of the proposed extension, the reclaimed piece/s came from a local miners institute building that was demolished some 30 years previous (photo below).



Glazed Terracotta Arch reclaimed from Miners Institute

3. The applicant has converted a previous agricultural building under Class Q permitted development rights (2018/1249) to an exceptionally high standard of design.
4. The applicant feels the addition of the aforementioned relic will add distinctiveness and character to the gable end of the extension, whilst the barn conversion building itself is not of historical significance, the gable end will create a focal point for users of Elmhirst Lane instead of just a coarse stone wall.
5. The proposed extension will be Oak-framed, built on a concrete raft with coarse stone walls to the NW elevation and the North gable end will encompass the above arch (picture) as well as coarse stone. The East elevation facing inwards to the patio area will be 2" handmade red bricks .

PLANNING POLICY

6. The relevant development plan in this instance is the Barnsley Local Plan 2019-2033. The policies that are applicable to this proposal are set out below.

Policy D1 High Quality Design and Place Making

Design Principles:

Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:

- Landscape character, topography, green Infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and
- Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian network;
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;
- Create clear distinctions between public and private spaces;
- Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high quality materials;
- Include a comprehensive and high quality scheme for hard and soft landscaping; and
- Provide high quality public realm

Green Belt

Within the Green Belt, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles above and the following criteria:

1. The total size of the proposed and previous extension should not exceed the size of the original dwelling.
2. The original dwelling must form the dominant visual feature of the dwelling as extended