

PLANNING APPLICATION FOR  
SINGLE STOREY EXTENSION

TO

1 ROYD MOOR HALL FARM  
ROYD MOOR ROAD  
THURLSTONE  
SHEFFIELD  
S36 7RD

ON BEHALF OF  
T. ORR AND A. DAVIES

SUPPORTING STATEMENT  
DATED: APRIL 2019

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP  
THE CHAPEL, MILLMOOR ROAD  
MELTHAM, HOLMFIRTH HD9 5JU

TEL: 01484 854848  
EMAIL: [paul.briggs@northerndesignpartnership.co.uk](mailto:paul.briggs@northerndesignpartnership.co.uk)

## **1.00 – THE PROPERTY**

1.01 – No. 1 Royd Moor Hall Farm is located within a small development of 9 dwellings off Royd Moor Hall Road.

1.02 - No. 1 was converted in the early 2000's as part of a larger development of the existing farm and outbuildings.

1.03 - The property currently has 3 bedrooms. The existing plans submitted with this application demonstrate the floor layouts.

1.04 - Externally the property has a large paddock to the front which provides a significant separation from Royd Moor Road. The house also benefits from a detached double garage.

## **2.00 – SITE PLANNING HISTORY**

2.01 – Other than the original approval to convert the property, planning approval has been obtained recently for roof windows and a flue to serve a log burner..

## **3.00 – APPLICANT INFORMATION**

3.01 - The property is owned by the applicants, who three years ago adopted a baby. Up until recently the current house layout worked fine, with two upper floor bedrooms providing a safe and convenient arrangement.

3.02 - 4 months ago the applicants adopted another baby (now 13 months old). This addition to the family has highlighted the need for the house to be re-organised and extended to provide a comfortable living environment for the family

#### **4.00 – PROPOSALS - LAYOUT**

4.01 - The main issue with the house is the unusual bedroom layout. With 3 bedrooms required, the current layout, with two upper bedrooms and one inconveniently located ground floor bedroom, does not offer a safe arrangement in terms of caring for the two children.

4.02 - To overcome this issue, the proposals rearrange the accommodation to provide an improved bedroom relationship. The two upper bedrooms will remain for the children, with the existing living room below being converted into the main bedroom.

4.03 - From a practical perspective the existing study, which is relied upon by the applicants who occasionally work from home, will be converted into a utility room and much needed store adjacent to the existing kitchen.

4.04 - These proposals result in the loss of the living room and study. To compensate for this, the proposals convert the existing ground floor bedroom into a living room. This room however, offers limited space for a growing family, and provides no options for home working.

4.05 - The proposals therefore plan to construct a modest single storey extension off the proposed living room. This will give the family a reasonable and more useable living area with space to locate a small work area.

## 5.00 – PROPOSALS - APPEARANCE AND HERITAGE STATEMENT

5.01 - The applicants' main objective, in terms of the appearance of any addition to the property, is that the proposals must respect and sympathetically compliment the house and the setting within Royd Moor Hall Farm.

5.02 - To satisfy this requirement the extension is deliberately set down from the existing house ridge line.

5.03 - The design reasoning for the proposed glazed wall and roof section is twofold. Firstly, this solution offers a lightweight connection to the existing property, further enhancing the subservient appearance of the extension. Secondly, this transparent wall section and roof ridge allows views through the extension, from the limited vantage points along Royd Moor Road, towards the rear of the neighbouring properties. Image 1 demonstrates the current views limited by the existing planted screen.



Image 1 - View across paddock to 1 Royd Moor Hall Farm From Royd Moor Road

5.04 - The materials of the extension will complement the existing property, with matching re-claimed stone and slates. If approved the applicants intend to use the original builder who carried out the conversion works some 15 years ago to such a high standard. This will to ensure quality consistency.

5.05 - Externally the extension will be constructed into the existing raised garden level, which will greatly reduce the impact of the proposals. Indeed as Image 1 shows the extension will have little bearing on the setting due to the topography of the location. Image 2 shows the site of the extension and the associated garden levels.



Image 2 - Location of Extension

## **6.00 - ENVIRONMENTAL FACTORS**

6.01 - There are trees adjacent to the site. However the extension will not compromise these trees or any localised wildlife or habitats.

6.02 - The applicant's are proposing to install an air source heat pump to improve the efficiency of their heating system, and to reduce the current emissions. The unit is compact and measures 995mm High by 1140mm Wide by 420mm Deep, and is demonstrated with Image 3, and will be sited in a discreet corner (see Image 4), where it will not be seen by neighbouring properties or passers by.

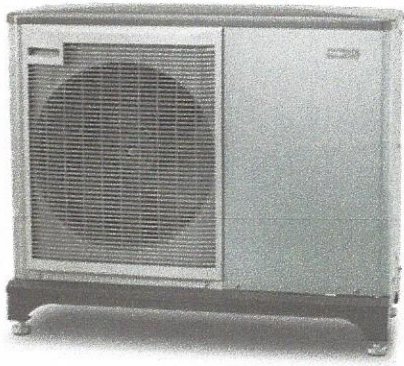


Image 3. - The Air Source Heat Pump.

## **7.00 - NEIGHBOURLY CONSULTATIONS**

7.01 - The applicants have consulted the immediate neighbours at 2, 3 and 4 Royd Moor Hall Farm. Each neighbour strongly supports the proposals, and letters form Appendix 1 to this statement.



Image 4. Inner Corner Where Air Source Heat Pump will be Located  
(Planting to be partly removed)

## **8.00 - ADOPTION AGENCY INPUT**

8.01 - The adoption agency fully support the proposals, stating that the proposals will improve the layout of the house, and greatly enhance the family life of the applicants, and importantly provide a safe, living environment for the two children. A letter of support is attached to this report.

## **9.00 – CONCLUSION**

9.01 – The proposed extension and re-organising of 1 Royd Moor Hall Farm will provide an well laid out home with good room relationships. With the addition of the two children the existing house fails to provide this. Ultimately, the applicants wish to have 3 closely linked bedrooms and living accommodation suitable for family and occasional working life.

9.02 - It is apparent that due to the sunken location, the extension will be discreetly sited, and barely noticeable from Royd Moor Road. The glazed section and materials will ensure the extension sympathetically respects the host property and the neighbouring houses.

9.03 - The proposals have full support from the neighbours, and are considered of great benefit to the family by the Adoption Agency.

9.04 - We therefore trust that Barnsley Council can support these proposals.

# APPENDIX ONE

LETTERS OF SUPPORT FROM  
THE NEIGHBOURS AND  
ADOPTION AGENCY

2 Royd Moor Hall Farm  
Royd Moor Road  
Thurlstone  
Sheffield  
S36 7RD

01226 762087  
elizabeth@nigeltyas.co.uk

To whom it may concern

2<sup>nd</sup> April 2019

Re : Application for extension to 1 Royd Moor Hall Farm

I am writing to give our support for a potential application to extend number 1 Royd Moor Hall Farm.

Tim and Alexandra Orr have been our next door neighbours since they moved to the property a few years ago. They are both a valuable part of our small community at Royd Moor Hall Farm. It has been a pleasure to have them living close to us and to also meet their two young children. We fully support their proposal to enlarge the house a little to provide the living space that they now need for the growing family and would like you to treat the application sympathetically.

Yours faithfully.

*Elizabeth R M Stocker*

Elizabeth R M Stocker  
Nigel Tyas

3, Royd Moor Hall Farm,  
Royd Moor Road,  
Thurlstone  
S36 7RD  
17/03/19

To whom it may concern,

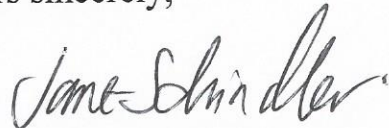
I write in support on our neighbours planning application at No.1.

They are a lovely family with two adopted sons and are a great addition to our community. They are very keen to stay here and bring their boys up in a fantastic child-friendly environment but desperately need more space in their house.

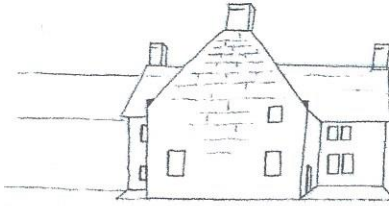
We have seen the plans for their small extension and are very happy with them.

Please look upon their application favourably and allow them to stay here with us all.

Yours sincerely,

A handwritten signature in black ink that reads "Jane Schindler". The signature is written in a cursive, flowing style.

Jane Schindler



Royd Moor Hall Farmhouse, Royd Moor Road, Thurlstone,  
South Yorkshire, S36 7RD Tel: 01226 767989

Planning Development Management  
PO Box 634  
Barnsley  
S70 9GG

31 March 2019

To whom it may concern

Proposed development at 1, Royd Moor Hall Farm, Royd Moor Road, Thurlstone  
S36 7RD

We are writing with regard to the plans submitted by Drs Tim Orr and Alex Davies for permission to extend their property at the above address.

As our neighbours, they have kept us fully informed of their plans and discussed them with us in detail. They have answered all our questions to our satisfaction. We welcome their proposals and believe they will in no way detract from the historical, architectural or environmental integrity of the site.

We trust you will respond sympathetically to their planning application.

Yours faithfully,

 Wendy Booth.

T.A. Booth  
W.L.Booth



**BARNSELY**  
Metropolitan Borough Council

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People Directorate  
Children Social Care and Safeguarding  
Adoption Team  
Service Director Mel John- Ross

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Date: 01.04.2019  
Enquiries to: Business Support  
Direct Dial: 01226 775875  
E-Mail: [mariannahew@barnsley.gov.uk](mailto:mariannahew@barnsley.gov.uk)  
Secure Email [AdoptionTeam@barnsley.GCSX.gov.uk](mailto:AdoptionTeam@barnsley.GCSX.gov.uk)

Dear Sir / Madam

I have been asked by Tim Orr and Alex Davies to write regarding their planning application at 1 Royd Moor Hall Farm. I am their Adoption Social Worker. They have adopted two children from Barnsley Metropolitan Borough Council, who are well settled and integrated within the community. One of their children will be commencing school in Thurlstone in September.

If the need to move house could be avoided for the children, this would be preferable for their wellbeing. Children from the care system can be adversely affected by change and upheaval, to a greater extent than other children.

Please feel free to contact me if you wish to discuss this further.

Yours faithfully,

Marianna Hew  
Social Worker, Barnsley Adoption Team

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**PO Box 634, Barnsley, South Yorkshire S70 9GG**