

PLANNING STATEMENT

Project: Extension to Trafford House, Gilroyd Lane, Barnsley, S75 3EG

Date: October 2016.

This access statement is for the purposes of planning only. It should be read in conjunction with the application plans.

Description

Trafford House is a 4 bedroom detached stone built house lying to the west of Gilroyd Lane, Dodworth. It is bounded on three sides by land which is both formally cultivated as flower and vegetable garden and by land which has been lightly managed as a less formal garden for the cultivation of fruit trees, ornamental trees, and the siting of an apiary. The property has a substantial area of agricultural land surrounding a domestic curtilage. Approximately 2 Acres in total. Attempts to establish the Agricultural land as domestic curtilage have been refused by BMBC planning office twice.

The proposal site is triangular in shape with Gilroyd Lane to the Eastern Boundary and tree lined hedgerows to the Southern and Western Boundaries. To the north is the Trans Pennine Trail.



The extension will provide additional living accommodation and garaging.

Access

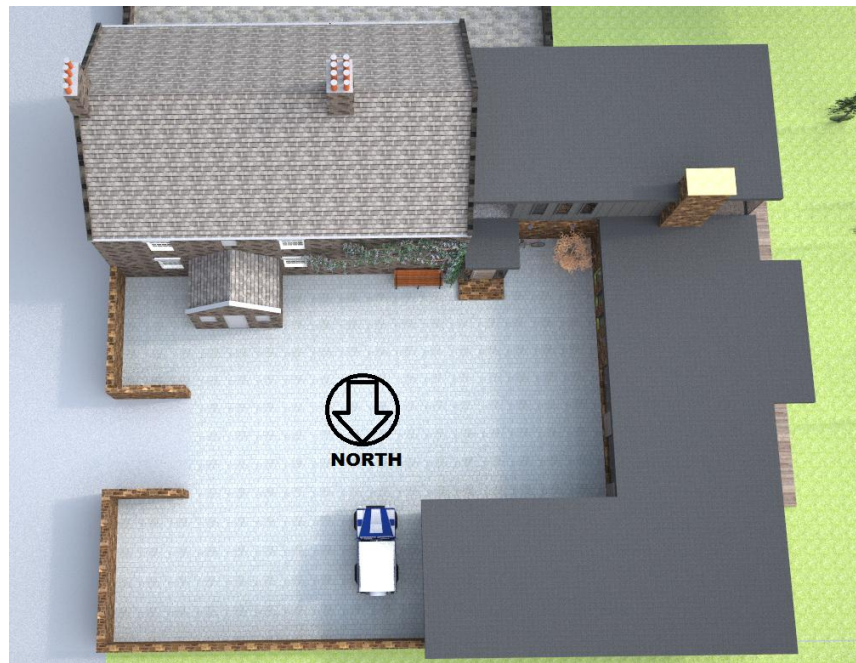
Strafford House is accessed via Gilroyd Lane through an existing iron gateway. The proposals include for the amendment of this access to be slightly higher up Gilroyd land and include space for a vehicle to access the property without obstructing Gilroyd Lane as is currently the case.

There is also an existing but unused gateway directly onto the TPT at the North of the site, there are currently plans to establish regular use of this.

Design & Materials

The proposed extension is comprised of a two storey section attached to the Western gable of Strafford house with a single storey extension protruding to the North and East forming a courtyard at the rear of the property.

The extension will connect to Strafford house with a two storey glazed link housing the new stairwell.



Subservient in its design to Strafford house the extension is representative of traditional Yorkshire farms with attached buildings reducing in stature as they move further away from the main house.



- *Case study: Pyegreave Farm, Silkstone Common*

The choice of materials in its facade emphasize that the extension is secondary to Strafford house by its more agricultural nature, a flat roof and simpler fenestration.

The use of metal cladding at high level harks towards a series of farm out buildings rather than the more traditional stone built extension seen in previous planning applications. The horizontal break in materials lessens the overall impact of the proposal from the South along Gilroyd lane by giving a natural break in the facade that will allow the elevation to blend with the higher tree lined horizon to the North.



- *View from Gilroyd Lane (South)*

The rhythm of the Southern elevation is taken from that of Strafford house, making reference to the three windows to the original design and then the break formed by a previous pre 1930's extension with bay window detail.

The use of a rough Ashlar or uncoursed masonry to the proposal will add to its subservient nature of Strafford House which is constructed of coursed Ashlar stone.

It is proposed to incorporate elements of timber cladding to break the elevations and give a feel of large timber doors and shutters typical of the barns and outbuildings in the local area.

The proposed accommodation will be primarily focused in the Western orientation to take advantage of both the views and the owners land.

Glazed aluminium units will be floor to ceiling to provide unrestricted views of the valley and surrounding countryside, provide passive solar gain and flood the proposed accommodation with light.

Access to the surrounding land for maintenance purposes will be through the garage area with accommodation provided for a ride on mower and other associated machinery. It is also proposed to include a field gate access from the courtyard for larger vehicles and machinery to access the surrounding land as required.



- *View from Strafford house gardens showing the proposal set back from Strafford House.*



- *View from the West - Primary glazing will be located along this elevation to take advantage of the site and surroundings.*



- *Internal view looking West/South across fields towards Stainborough.*

The courtyard and garaging will be the main visitor access to Strafford house and will include an amended vehicular entrance from Gilroyd Lane to allow cars to enter the site without causing traffic obstructions.

A new entrance lobby will be formed in the courtyard area to allow access to the building to be centralised in the scheme.

The courtyard area will form a more private space as befits the rear of the property.



- *Courtyard Viewed from Gilroyd Lane*



- *Proposed connection to Strafford house - glazed double height glazed link housing proposed stairwell.*

Green Belt

The proposal site does lie within Barnsley's Green Belt and is subject to their policy on Residential extensions. Calculations have been made based on the following guidance

BMBC supplementary guidance 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 Domestic outbuildings within the curtilage of the dwelling will be treated as part of the dwelling or an extension to it, except for the purposes of calculating the original size of the dwelling.*

The areas are as follows;

Existing dwelling 287 square meters.

Proposed extension 285 square meters.

The existing outbuilding is to be demolished as part of this application and as such does not factor into the above calculation.

The proposed extension is located within the domestic curtilage of the overall site.

Drainage & Sewerage

Surface water run-off will discharge into soakaways within the land.

Foul drainage is via an existing septic tank located within the curtilage

The site is not located within a flood risk area.

Planning History

Application Number: 2010/1500
Application Type: Householder
Decision Letter Date:
Decision Status: Final Decision
Decision Type: Withdrawn Decision Type
Development Description: Erection of a two storey outbuilding.
Development Address: Strafford House, Gilroyd Lane, Barnsley, S75 3EG
Officer: Laura Bibby
Received Date: 13/12/2010
Registered Date: 16/12/2010

Application Number: 2014/0026
Application Type: Householder
Decision Letter Date: 04/04/2014
Decision Status: Final Decision
Decision Type: Approve with Conditions
Development Description: Erection of side conservatory, attached double garage and 1.5 storey extension to existing dwelling following demolition of existing garage and outbuilding. Creation of new access and hardstanding.
Development Address: Strafford House, Gilroyd Lane, Barnsley, S75 3EG
Officer: Matthew Smith
Received Date: 08/01/2014
Registered Date: 15/01/2014

Application Number: 2011/0567
Application Type: Certificate of Lawfulness - Proposed
Decision Letter Date: 05/07/2011
Decision Status: Final Decision
Decision Type: Lawful Development Certificate - Refused
Development Description: Certificate of lawfulness for use of land as domestic curtilage.
Development Address: Strafford House, Gilroyd Lane, Barnsley, S75 3EG
Officer: Laura Bibby
Received Date: 06/05/2011
Registered Date: 12/05/2011

Application Number: 2012/0895
Application Type: Certificate of Lawfulness - Existing
Decision Letter Date: 26/11/2012
Decision Status: Final Decision
Decision Type: Lawful Development Certificate - Refused
Development Description: Use of land as domestic curtilage (Certificate of Lawfulness)
Development Address: Strafford House, Gilroyd Lane, Dodworth, Barnsley, S75 3EG
Officer: Laura Bibby
Received Date: 07/08/2012
Registered Date: 14/08/2012