

23/07

Mr. M. Bower
Belle Royd Farm,
Thurlstone,
Barnsley,
S36 7QF
December 2023

JPS DESIGN

Design & Access Statement Proposed Garden Building



Description of the Site

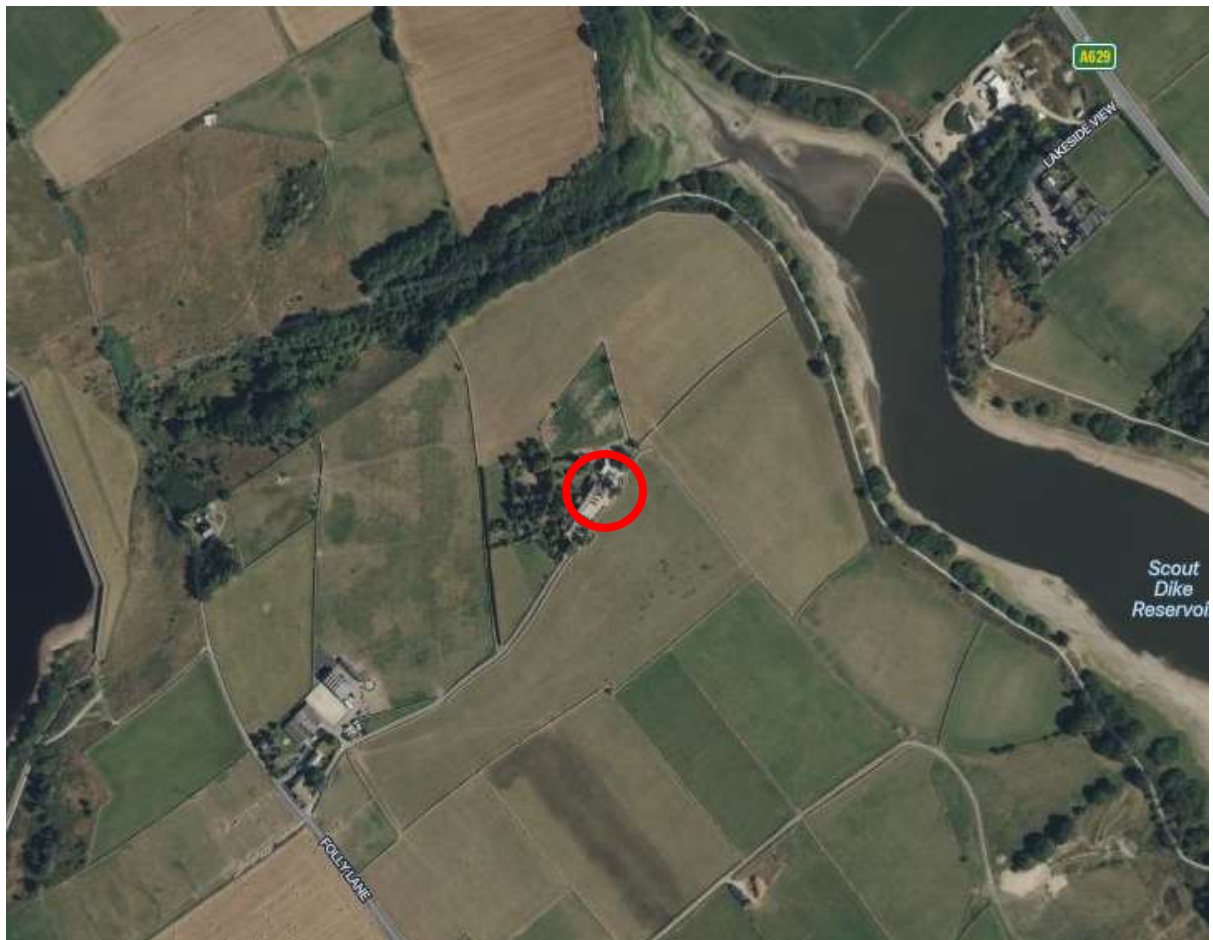
Belle Royd Farm is situated some 260m above sea level off Folly Lane, Thurlstone. In the parish of Penistone.

Planning jurisdiction is provided by Barnsley Metropolitan Borough District Council.

The property is not in a conservation area, nor is it listed.

Aerial Map

North is to the top of the page. The property is ringed in red.



Site Layout

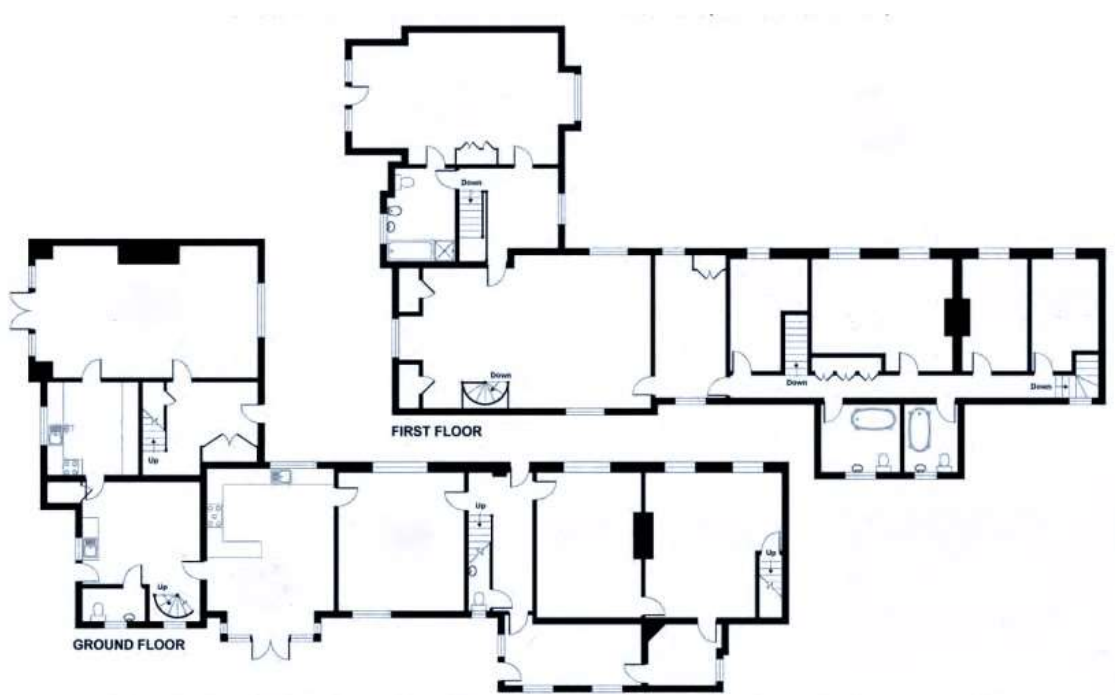
Belle Royd Farm is situated at National Grid Reference: SE 22870 04874



Description of Existing Buildings

The main body of the building are stone/render two storeys with dual pitched stone slate roof and is divided into three properties, with detached two storey dual pitched garage to the north aspect (side) of the building.

Existing Layouts



Description of the Proposals

The proposal is for our client Mr M. Bower to construct a garden building within the garden of his property, however since permitted development rights have been revoked following the earlier planning approval as noted in planning reference number 2020/0147, condition 4.

While the garden building has been designed within the general guidance for permitted development, to ensure openness of the greenbelt is maintained, the intention of this application is to ensure the proposed development is acceptable to the planning authority and to conform with the condition of the earlier planning approval.

We have included plans and elevations of the garden building with relevant dimensions that confirm the garden building does not exceed the properties former development rights. We would also note that currently the location of the proposed garden building has a 4m high hedge to the boundary therefore openness will not be affected by this proposal.

Below are photographs of the garden area where the garden building is proposed to be located:



Access

The proposed garden building does not affect either vehicular or pedestrian access too or around the property.