**Design and Access Statement**

**Conversion of existing stable block into a dwelling, land off Lee Lane, *Royston.***

**Step 1,**
**Physical context – The Site and its Surroundings**

The application site comprises a substantially constructed, stone-faced stable block standing within a field extending overall to 0.7 ha

The site is adjoined to the East and West by agricultural land and smallholdings, and to the north by a recreational footpath, the Tran Pennine trail, on the line of a former dismantled railway.

The site is accessed off Lee Lane.

**Social Context**
The application seeks planning permission for the conversion of the existing building to use as a 2 bedroom bungalow. The existing building is substantially constructed and will convert to residential use with relatively little alteration.

**Economic Context**
The proposal raises no significant economic issues other than that it enables the re-use of an existing building that is in itself inherently sustainable.

**Planning Policy Background**
Section 38 of the Planning and Compulsory Purchase Act 2004, indicates that decisions on planning applications 'must be made in accordance with the development plan unless other material considerations indicate otherwise'.

The site is currently allocated as safeguarded land on the approved Barnsley M.B.C Unitary Development Plan. UDP policy GS10 applies to development proposals on safeguarded land.

The Council's greenspace policies seek to retain open land which contributes to the environment and quality of life of local residents, and which is of value for recreation, agriculture, amenity or nature conservation purposes. Policy seeks to protect countryside areas from inappropriate development.

The stated greenspace objectives relate to protection of **land** from inappropriate development. It does not relate to proposals for the reuse of existing buildings, however policy GS8A recognises and accepts that the reuse of existing buildings in the green belt (the application site is not green belt but has similar characteristics) can be appropriate on the basis that any

harm to openness has already occurred through the initial erection of the building

"In the green belt, the change of use and/or alteration and/or extension of an existing building **will be** permitted **provided** that:
a) **the building as altered and extended or used,** in accordance with the development permitted, **will not have a materially greater impact than the present use on the openness of the green belt** and the purpose of including land in it
b) *the building as altered and extended or used in accordance with the development* permitted, will not adversely affect the amenity of local residents or the appearance of the locality, nor lead to traffic or safety problems
c) any building proposed for conversion **is structurally sound and capable of conversion without the need for substantial alterations**
d) the development will not result in the loss of an essential component of an agricultural holding and is compatible with the viability of continuing agricultural activity
e) **any proposed alteration or extension is architecturally consistent with the existing building** and respects its height, shape, mass and plan form, the existing external materials, and its overall setting
f) **the site curtilage must be limited** to an area reasonable to fulfil the functions of the proposed use and will not in its appearance or use adversely affect the amenity of local residents or the appearance of the locality
g) a proposal to change the use of a non-residential building to residential use will be permitted only if:
I) the applicant has made every reasonable attempt to secure a suitable agricultural, business, leisure, tourism or other use which would contribute to the local rural economy without conflict with other policies of the plan, or
Ii) the residential conversion is a subordinate part of a scheme for non-residential use, or
Iii) residential use would be a significantly better way of retaining and enhancing the character and appearance of the building than a non residential use.
h) there is no conflict with the other policies of the plan"

***The planning system should operate on the basis that applications for development should be allowed, having regard to the development plan and all material considerations, unless the proposed development would cause demonstrable harm to interests of acknowledged importance.*** Development control should not place unjustifiable obstacles in the way of development which is necessary to provide homes, investment and jobs, or to meet wider national or international objectives. Nevertheless planning decisions must reconcile necessary development with environmental protection and other development plan policies.

**Step 2 – Community involvement/ consultation**
There are no directly adjoining residential properties. It is expected that the planning authority will publicise the application in the course of their consideration of the application. The applicant has not consulted anyone in advance of the application.

**Step 3 – Evaluation**

The application seeks planning permission for the conversion of the existing building to use as a small, 2 bedroom bungalow. The existing/proposed floor plans/elevations demonstrate that the building will readily convert to residential use with relatively little alteration.

The conversion of the existing building to residential use will not have a significantly greater impact on the openness of the area.

The conversion to residential use will have no detrimental effects on the owners/occupiers of adjoining sites.

The existing access will be retained and is adequate to serve the intended use.

The existing building is structurally sound and will convert to residential use with only minor alteration required. All alterations will be architecturally consistent with the appearance of the existing building.

The residential curtilage is limited to that area immediately adjoining the building.

**Step 4 – Design of Scheme**

- **The use of the buildings and spaces** – the application seeks permission for the conversion of the existing building to residential use, and to form a residential curtilage to serve the dwelling within the existing land holding. The site has an existing access from Lee Lane leading to a parking area adjoining the building.

  The site is not within a conservation area, no buildings on, or adjoining the site is listed as being of architectural and/or historical interest.

  The site is not within a floodzone on the Environment Agencies flood maps. Surface water run off from the building will be taken to soakaway and will not increase the rate of surface water run off from the site to the detriment of any adjoining owner.

- **The amount** - The conversion requires no extension to provide a modest 2 bedroom dwelling.

- **Layout** - the building and its access from Lee Lane exist. *Crime prevention measures will be incorporated into the development* to reduce crime and the fear of crime at the site.

- **Scale** –The building will convert to residential use without any extension to the existing building, the dwelling will provide a defined residential curtilage, the remainder of the land holding remaining as open land.

- **Landscaping** – Existing trees on the site are not affected by the development and will be retained

- **Appearance** –The physical alterations required to accommodate the residential use are effectively minor alterations to existing stable doors to create window openings, and a small no of additional openings to serve internal circulation spaces and to provide a window to the gable to improve site security. The alterations will respect the original style and proportions of the building and local context.

- **Access** – the access arrangements are as existing. Equal and convenient access is provided to, and within the site to requirements of the Building Regulations