

09.09.2008

Planning Statement for

Lower Stainborough Fold

Stainborough Lane

Stainborough

Barnsley

S75 3HQ

History of the site:

The site is within the Barnsley designated green belt.

Formerly an agricultural building part of Lower Stainborough Fold Farm, the building was converted to residential use in 1982 along with the adjacent barn. Part of this initial application was the garden area between the buildings which belongs to the applicant and the orchard area to the south. A right of way exists through the ownership of Lower Stainborough Fold Barn through to the orchard and further land owned by the applicant as detailed on the site plan.

There were no extensions or additions to the original building when the conversion took place and there have been no further additions to date.

The Gross internal Floor Area of the existing is 105m²

The Application is for:

Conservatory - gross internal Floor Area of - 25m²

Porch - gross internal Floor Area of - 4m²

Four car garage - gross internal Floor Area of - 51m²

Pond - with an area of 450m²

2 solar water heating panels to the roof of the existing

4 roof lights to the existing roof - 0.78mx1.2m each

Plus additional pathways (all to be of porous material)

The development will require removal of 5 immature trees as detailed on the existing site plan. These are 2 cherries, 2 conifers and 1 silver birch.

Reasoning:

The conservatory is required so that the family can enjoy their garden area.

The porch is required to reduce draft issues to the existing property.

The garage is required for storage of classic cars which are currently stored off site.

The Pond is to encourage wildlife.

Solar water heating panels are to reduce electrical consumption.

Roof lights are required to add much needed light to the bedrooms as currently the bedrooms have only a very small area of windows.

Materials:

The materials and detailing are to match the existing wherever possible, such as the coursed sandstone walling, timber windows and guttering.

Additionally; cedar cladding is used in parts as it was felt this would be in keeping with the original agricultural use of the buildings. A green roof is proposed to the garage to nestle the building into its surroundings.

Further detail is provided on drawings 1009/TP/003-006.

Neighbours:

There is no additional overlooking or overshadowing issues created by any of the proposed buildings. The conservatory has angled walls away from the adjacent properties and the applicant is happy for the windows in these two walls to be of obscure glazing if necessary.

Consultations:

An on site meeting took place with Laura Bibby of BMBC on the 25th June, each element of the proposal was discussed, laura suggested the total additional GIA of any built additions should not be more than the existing GIA of the house. No further concerns were raised in principle pending further detailed drawings.

Planning Policy:

The proposal has made every attempt to remain in keeping with the existing buildings, while providing the small amount of additional accommodation that the family require to enjoy their property.