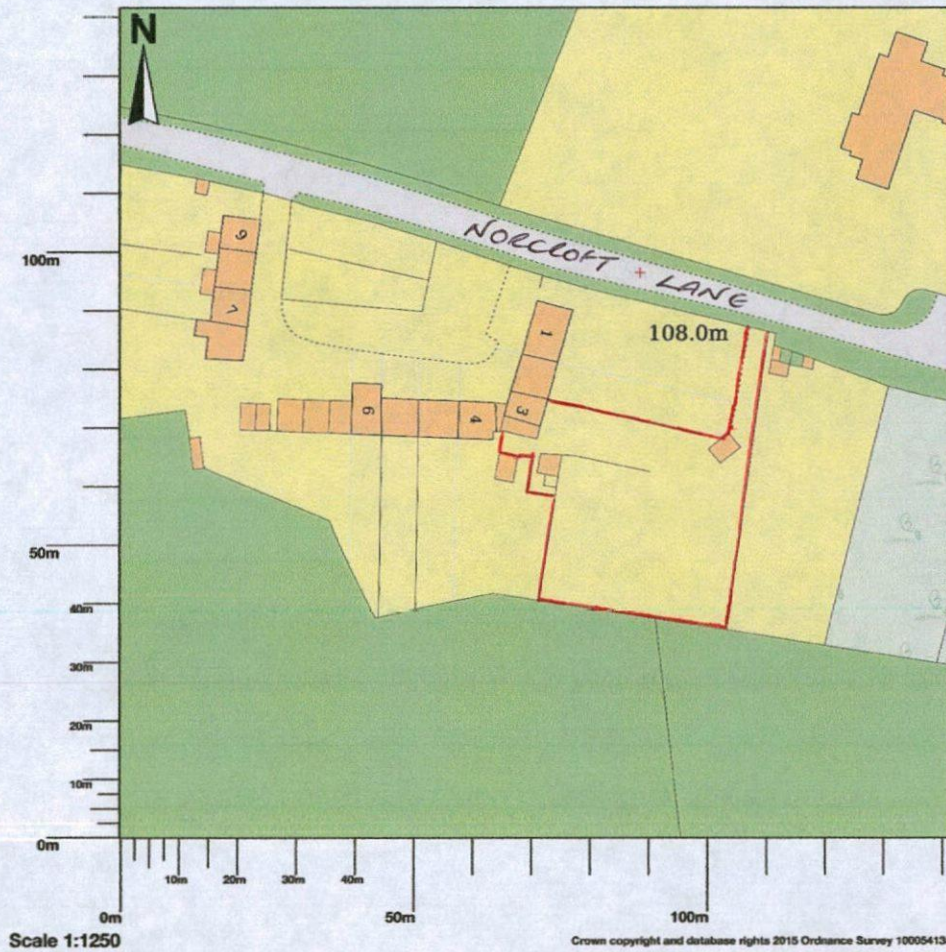


LOCATION PLAN

3 Norcroft Cottages, Norcroft Lane, Cawthorne, Barnsley, S75 4DY



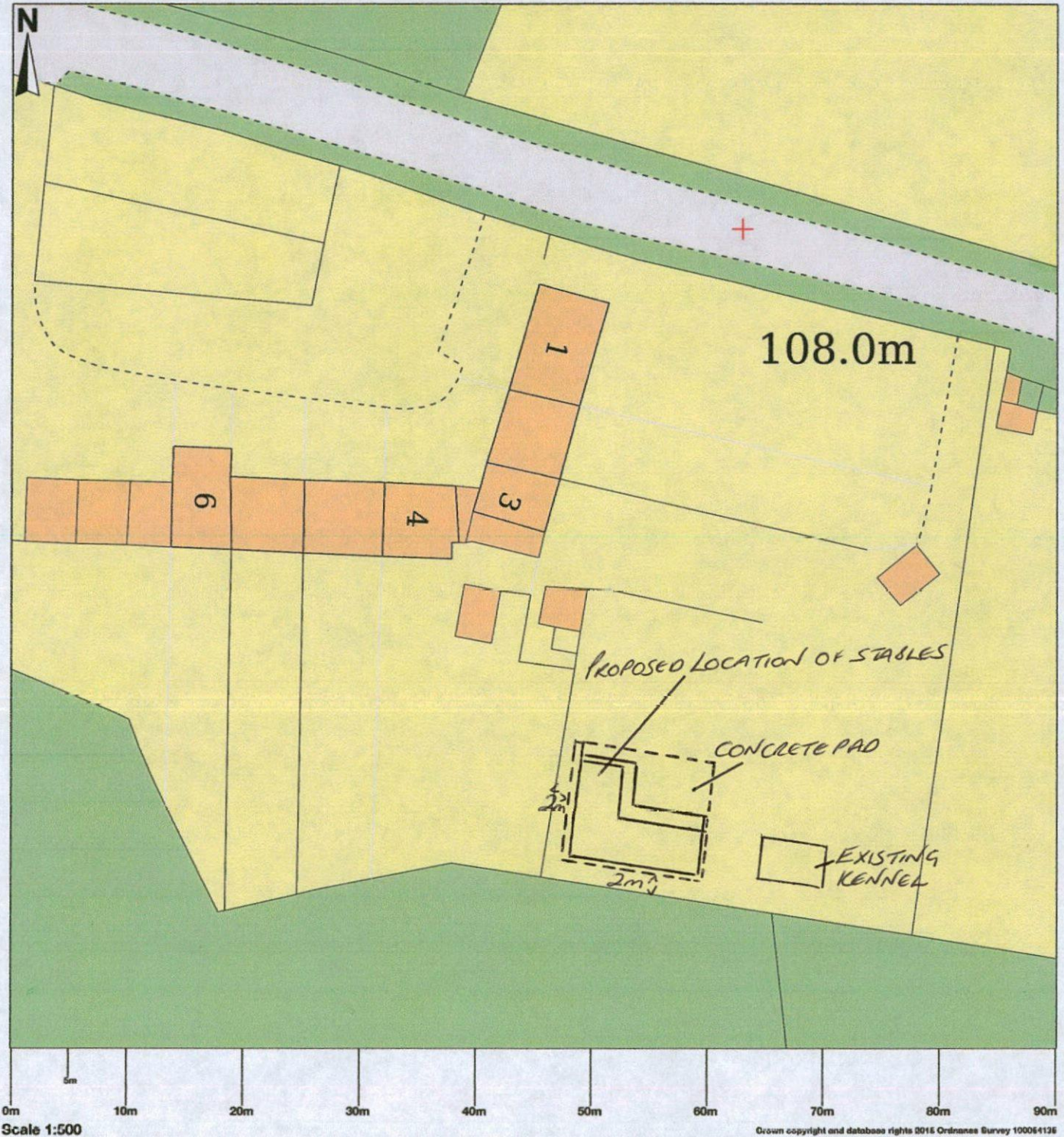
Map shows area bounded by: 428624.28,406996.28,428765.72,407137.72 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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SITE LAYOUT

3 Norcroft Cottages, Norcroft Lane, Cawthorne, Barnsley, S75 4DY



FLOOR AREA OF 3, NORCROFT COTTAGES

GROUND FLOOR 6.8m x 10.6m

FIRST FLOOR 6.8m x 8m

PRE 1948 OUTBUILDINGS 4.1m x 2.7m.

GARAGE 4.6m x 2.5m

SHED 3m x 1.9m

KENTNEL 4.3m x 5m.

8 weeks.

*BC
P. Applications
Householder
Application.*



BARNLSLEY
Metropolitan Borough Council

**Planning & Building Control Service
Development Management
Westgate Plaza
PO Box 603, Barnsley, S70 9FE
Head of Service: Joe Jenkinson**

Alison Christmas and John Kilner	My Ref:	2016 ENQ 00280
achristmas@hotmail.com	Your Ref:	Norcroft Cottages
	Date:	8 June 2016
	Enquiries to:	Georgina Brayford
	Direct Dial:	01226 772581
	E-Mail:	Developmentmanagement @barnsley.gov.uk

Dear Alison and John

ENQUIRY NO: 2016 ENQ 00280
DESCRIPTION: Erection of wooden stable block
LOCATION: 3 Norcroft Cottages, Norcroft Lane, Cawthorne, Barnsley, S75 4DY

I refer to the above enquiry for the erection of a wooden stable block within the curtilage of your property. In regards to the pre-application enquiry I have the following comments to make:

3 Norcroft cottages is a domestic property located within the Green Belt and as such Green Belt Policy will apply. Policy GS8E is particularly relevant in this case, which states that alterations to dwellings within the green belt will be permitted provided that the total size of the proposed and previous extensions does not exceed the size of the original dwelling (100%) and the original dwelling forms the dominant visual feature of the dwelling as extended. The original dwelling is taken as the 'original built form' post 1948.

Any outbuildings that have been built will be calculated as part of the allowance. The proposal will also be calculated as part of this allowance, therefore it would be advisable to provide details of the existing original dwelling and any later additions in order for us to make sure you do not exceed the size of the original dwelling.

If the proposed stable block is located within the curtilage of your property and is for domestic purposes only then a householder application will be required. Upon the information provided I can confirm that the proposal looks favourable at this time. That said, this by no means provides any guarantees that a subsequent application will be approved.

Cont...

**CUSTOMER
SERVICE
EXCELLENCE**



Part of the enquiry procedure is to consult a number of interested parties with regards to the proposal. The comments are as follows:

Highways DC: There are no objections in principle to the proposed development in a highway context, subject to the following:-

1. The access may require improvement to accommodate the largest vehicle to the site.
2. Sight lines, having the dimensions 2.4m x 43m, shall be safeguarded at the drive entrance/exit, such that there is no obstruction to visibility at a height exceeding 1.05m above the nearside channel level of the adjacent highway, in the interest of road safety.
3. On site turning facilities will be required.
4. There shall be no commercial use.

In terms of the proposal affecting the setting of the listed building, the Conservation Officer has raised no concerns at this time.

Pollution Control:

I have considered this proposal and would suggest that the applicant considers where they are going to store any animal feed, bedding and waste. This information will need to be included within any subsequent application.

Although stable blocks are classed as a leisure activity and as such can be appropriate development within the Green Belt, when a proposal such as a stable block is proposed in close proximity to the neighbouring properties and their domestic gardens this may be a cause for concern with regards to potential noise and smells. As part of the planning process the neighbouring properties will be informed if a subsequent application is submitted. Their comments will be taken into consideration as part of this proposal.

The Council has based this advice on the information submitted by you. If any part of it changes, or information has been withheld, then this advice may not be accurate, and the Council cannot be held responsible for any subsequent problems which may arise.

If the property is/or was formally owned by the local authority you may also require written permission from the landlord and you must request permission in writing from Berneslai Homes before commencing any works. The address to write to is Berneslai Homes, PO Box 627, Barnsley, S70 6FZ.

Please note that the views expressed in this email are the informal opinions of officers based on the information available at present. They are not binding on the council, who will determine your planning application.

I hope this information is useful. Please contact the Planning Department if you require any further advice.

Yours sincerely

Georgina Brayford
For and on behalf of:
Joe Jenkinson BA (Hons) MSc
Head of Planning and Building Control
www.barnsley.gov.uk/developmentmanagement