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BMBC
Planning
PO Box 604
Barnsley
S70 9FE

Dear Sirs,

Moor Royd House

I enclose a planning application for the conversion of a barn used for storage to holiday letting accommodation to compliment similar facilities on site. The proposal requires minimal changes to the existing east elevation to create an entrance lobby with new door but no new windows or openings are required.

The standard of accommodation has proved popular with visitors requiring basic accommodation as a base for walking and other outdoor activities. Parking is adequate on existing site areas. There will be no visual impact on any other properties.

Yours faithfully,

Design & Access Statement - Barn at Moor Royd House

Access

Access is taken directly off Manchester Road and requires no amendment or adjustment to the access track servicing a range of cottages and houses.

The Building

The building is a barn currently used for storage. A small corner of the barn is used as a general laundry to serve Moor Royd House and its tourism accommodation previously agreed.

Design

The building will remain unaltered externally apart from the replacement of a steel lift up door by small areas of masonry and a new domestic door.

The window will be replaced with timber casements.

The accommodation is upstairs and provides a basic but comfortable area which suits the intended market.

Ample parking exists on site.

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