

**DESIGN AND ACCESS STATEMENT IN RESPECT OF**  
**A CHANGE OF USE OF AN EXISTING BARN TO CREATE A DWELLING**  
**ON LAND ADJACENT 'THE GRANARY', NOBLETHORPE, BARNSLEY RD,**  
**SILKSTONE, BARNSLEY S75 4NG**

**ASSESSMENT OF CONTEXT**

**Physical**

**Surroundings**

The application site is part of the curtilage of 'The Granary' which is a former barn extended and converted to a dwelling in the 1990's. The southern boundary of 'The Granary' is shared with Noblethorpe Hall, a listed building.

There are also further dwellings to the west of 'The Granary' all of which were converted from a group of stone buildings in the 1990's. These are known as 'The Mews Cottage', 'Meadowview Barn', 'The Clocktower' and 'The Coach House'.

To the south of the 'Noblethorpe' settlement is Barnsley Road, a highway passing through Silkstone from Barnsley and heading west towards Penistone. Existing agricultural land / private parkland exists to the west, north and east of the group of dwellings. Access to Noblethorpe is via a drive off Barnsley Road.

The site is within the Green Belt. and there are a group of trees along the adjacent eastern boundary There are no trees or landscape features that will be affected by this development.

**Site**

The site and building, the subject of this application, is an existing detached barn/workshop which was built approximately 18 years ago, around 2005. It forms part of the property known as 'The Granary', It sits on land immediately to the north and at a lower level than the 'The Granary'.

It has been used for many years by the applicant, as hay storage, workshop, general storage and for keeping livestock.

The site is accessed from the existing private drive serving 'The Granary' but the building does have an obvious curtilage which is defined by an existing timber post and rail fence enclosure.

The proposal involves a 'change of use' of the existing barn to form a dwelling to be occupied by the applicants, who currently resided in 'The Granary'. The extensive accommodation within 'The Granary' is now more than is required by the applicants, who wish to 'downsize' but yet stay within the existing location and the existence of the barn/workshop provides an ideal opportunity subject to obtaining the necessary planning approval.

**Social**

Due to the modest nature of the proposal and the fact that no new buildings will be created, there will be no significant major consequences arising from it. However, the potential to 'downsize' would mean that the existing dwelling which is much more suited to family occupation, would become available.

**Economic**

Due to the type and scale of the proposal, it is not anticipated that there will be any significant economic implications.

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**Planning Policies**

Planning Policy Document GB3 is relevant and also the 'Barn Conversion SPD'

The response below highlighted in orange was provided by the planning authority following an initial enquiry. We consider the proposal is appropriate. There are no new buildings to be created and the existing building is constructed of substantial materials. Foundations are a concrete raft. Walls are constructed off a brick plinth with an internal skin of blockwork and an external skin of horizontal timber cladding. The roof is of structural timber with a natural slate finish.

The building is certainly capable of conversion both spatially and constructionally, without the need to extend the footprint or change the height of the roof.

**To:** PDCA

**Subject:** RE: Reference Mr Hickey at Noblethorpe

Hi Peter

Thanks for your email. Any conversion in the Green Belt would be subject to policy GB3 of the Local Plan and the Barn Conversion SPD. Policy GB3 states that:-

**'We will allow the change of use or conversion of buildings in the Green Belt provided that:  
The existing building is of a form, scale and design that is in keeping with its surroundings; The existing building is of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use.' In addition the proposed new use must be in keeping with the local character and the appearance of the building and**

**'All such development will be expected to:**

- **Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials;**
- **Have no adverse effect on the amenity of local residents, the visual amenity of the area, or**
- **highway safety; and**
- **Preserve the openness of the Green Belt.**

**In addition to the above, when a residential use is proposed, we will allow the change of use provided that:**

- **There are not strong economic reasons why such development would be inappropriate; and**
- **Residential use would be a more appropriate way of maintaining and improving the character and appearance of the building than any other use.'**

In accordance with the above policy, the stable block must be of a permanent and substantial construction, therefore if the stable is constructed of timber unfortunately conversion would not be supported. The applicant may wish to submit a pre-app for more detailed advice. Please note that any forthcoming planning application must be supported by a structural survey, ecology report/bat survey and justification.

I hope this helps,  
Many thanks  
Laura Bennett  
Planning Officer (Outer Area)  
Barnsley Metropolitan Borough Council

**INVOLVEMENT OF COMMUNITY MEMBERS**

Due to the modest nature of the development, no involvement with community members has taken place.

Peter Dimberline Limited

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**DESIGN**

**Use**

It is proposed to apply for planning permission for a change of use of an existing barn to create a modest dwelling. The applicants would vacate their current property (The Granary) and re-locate (downsize), into the barn.

**Amount**

Within the footprint of the existing building, it is proposed to create a single storey dwelling with two bedrooms, an open plan dining and kitchen area and a lounge.

**Layout**

The existing barn building will remain and the new accommodation will be created within the existing building envelope. The only change will be the inclusion by enclosure of the existing overhanging roof that is currently supported on a number of timber posts and beams. The overall floor area therefore will remain as existing.

**Scale**

The existing barn remains unchanged in respect of scale and proportion. The barn's relationship with adjacent buildings and landscape remain unchanged.

**Landscaping**

The existing established landscape features surrounding the barn will remain unchanged. It is intended that the existing timber post and rail fence enclosure which suitably defines the existing curtilage, will remain. This area will essentially be the new domestic curtilage/garden area.

**Appearance**

The barn's external appearance, (horizontal timber cladding over a brick plinth), will remain unchanged with the exception of some carefully created new openings. The barn will maintain its own privacy and there will be no overlooking issues. will remain unchanged.

**Access**

Access to the site will be via the existing access drive from Barnsley Road and serving 'The Granary'. The domestic curtilage associated with this C of U application is shown on the 1:500 scale site plan and will include a parking area for two cars. The access drive from Barnsley Road is owned by the applicant.

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**STRUCTURAL ASSESSMENT OF EXISTING BUILDING**

**Suitability from a spatial and construction aspect for the existing building to be used as a dwelling**

We consider the existing building is suitable for conversion to create a dwelling.

It is of substantial construction in line with the policy referred to above.

There is a concrete raft foundation and the external walls are constructed as a cavity wall with a brick plinth externally built off the concrete foundation. The external walls have an internal skin of blockwork extending vertically from floor slab level up to the wallplate supporting the roof structure. Externally the building is finished with a rainscreen of horizontal treated timber cladding. The roof is of structural timber with a natural slate finish. Internally, the partition walls are generally of block construction.

The building is certainly capable of conversion from both a spatial and construction aspect, without the need to extend the footprint or change the height of the roof.