

Barnsley MBC  
Planning Dept  
PO Box 603  
Barnsley  
S70 9FE

26 February 2019

MJB/JB 17.06

Dear Sir

**Re: Extension to Veterinary Clinic; Briar Cliffe Halifax Rd Penistone**

This letter and Statement forms part of an application for extension to Briar Veterinary Clinic and the following documents have been included with the application:

- S4 Survey Plans and Elevations (A2)
- P3 Extension to Clinic (A2)
- P4 Site Plan and Location Plan (A2)

The works involve the removal of a small external store and the extension to the Clinic and a small attached stable.

### **Design and Access Statement**

#### **Existing Context**

The existing Clinic is a single storey building with access from Hamper Lane. It is located in a rural area to the rear of a bungalow which is in the same ownership. It is a simple rectangular building clad in larch with dark grey door and window frames, surrounded by dry stone walls and timber fencing. It has an agricultural appearance it sits comfortably in the rural setting.

#### **Planning**

The existing Clinic was the subject of a planning application for change of use from a garage and outbuilding ref: 2017/0649 which was approved 8 September 2017. Building works have taken place and the Clinic is now operational. A Building Regulations completion certificate ref: 17/15032/BR was issued on 14 February 2019.

The change of use was subject to a Pre-Planning enquiry ref: 2017/ENQ/00004, at which time the applicant indicated his intention to convert and extend the original garages. The following advice was provided:

*R Tollyfield letter 9 Feb 2017*

*Whilst the proposed change of use is considered acceptable; the proposed extension to the outbuilding would be considered inappropriate development in the Green Belt and therefore unacceptable.....*

*Currently, the established use of the site is solely residential; therefore any extensions or alterations should be in relation to the current use. The existing outbuilding can be converted as part of the change of use but without any extensions or alterations to it. Once the outbuildings use as a veterinary clinic has been established, it may be possible to apply for an extension to it.*



Given that the change of use has been completed and the veterinary clinic is operational it is now appropriate to consider an extension.

The most relevant planning policy in relation to extension of existing buildings in the green belt is given in the National Planning Policy Framework para 145 which states that:

*The local authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

*c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.*

The original building has a floor area of 74.2sqm and the building including the proposed extension has a floor area of 147.2sqm. This is an increase in floor area of just less than 100%. The proposed extension is not an addition over and above the size of the original building and therefore not disproportionate.

#### Use

The existing Use is a Veterinary Clinic and this also the use of the proposed extension.

#### Amount

The site area is 542sqm. The existing building has a floor area of 74.2sqm which includes a small store attached to the North West Elevation. The floor area of the small store will be incorporated within the new extension and the floor area of the extended building is 147.2sqm, resulting in an increase of just less than 100%.

#### Layout

The existing external access from Hamper Lane and parking arrangements will remain. The extension is located on the North East side of the existing Clinic which is on the opposite side to the existing bungalow.

There will be a new entrance to a waiting area in the proposed extension providing level approach from the parking area.

#### Scale

The proposed extension has a height of 3.2 meters which is the same as the existing building. The attached stable is slightly lower with a height to the top of the roof of 2.7 meters. The extension is the same width as the existing building, 10.27 meters and projects 6.45m to the rear.

#### Landscaping

There are no alterations proposed to the external spaces around the existing building which affect landscaping.

#### Appearance

The extension has been designed to complement the existing building using vertical larch cladding and doors and window frames in dark grey finish. The cladding provides a semi-rural, agricultural appearance which is appropriate to the location.


#### Summary

The primary purpose of the clinic is to provide a base for veterinary ambulatory services to the local agricultural community.

This however requires an examination area to attend to their domestic pets brought into the clinic and a ward to admit them for hospitalisation if required. The clinic will provide 24 hour care, 7 days a week, 365 days a year by appointment, however general opening times will be 8.30am to 7.00pm Monday to Friday and 10.00am to 12.00am on Saturdays.

The proposals provide employment for the rural community and are compliant with local and national Green belt policies and we look forward to the councils support.

Please let me know if you require any additional information at this stage.

A handwritten signature in black ink, appearing to read 'M J Booth', followed by a horizontal flourish and a period.

**M J Booth**  
**MBooth Design**