

DESIGN & ACCESS / HERITAGE STATEMENT REF 02/68/HS02

NEW GARAGE PLOT 2 OAKS FARM , OAKS WOOD DRIVE , DARTON, BARNSELY

INTRODUCTION

This statement has been prepared in support of an application for planning permission for change of approved single storey garage (plot 2) to a dwelling at Oaks Farm, Oaks Wood Drive , Darton, Barnsley, S75-5PT.

LOCATION

The site is located on the outskirts of Darton, between Darton and Mapplewell, some 2.7 miles north of the centre of Barnsley. A site location plan is provided on drawing ref no 02/68/01A.

HERITAGE STATMENT

Oaks farm is the site of an original farmstead which became redundant to agricultural use some years ago following the sale of adjacent land for development. It currently comprises of a range of two story barns , one of which is Grade 2 listed which this design and access statement relates to and a single storey dwelling constructed in the 1960's which replaced the earlier two storey farm house which was demolished.

The most significant alterations to the site occurred during the early nineteen nineties when residential development of the adjoining land was carried out abutting the site to the south east and west. An area of open space and woodland was retained to the north and west.

Plot 2 has a site area of 890m² (Red Line Area), and is accessed form Oaks Wood Drive at the southern eastern corner from which the vehicular access is taken.

Conversion works started on the barn in 2016 which are almost complete.

PLANNING APPROVALS

The site has current planning approvals for conversion of the barns (Plots 1 ,2 and 3) and erection of a new dwelling (plot 4). Application nos 2014/1480 and 2014/1489.

Plot 2 had a further planning approval ref 2016/0847(LB) & 2016/813 granted 25th July 2016 for conversion of the existing barn and erection of detached garage.

THE EXISTING BARN (PLOT2)

Conversion works started on the barn in 2016 and are almost complete, The applicant is getting ready to start the second phase of the project which is to erect the garage block.

INVOLVEMENT

Prior to the submission of this planning application a pre-application was submitted to BMBC planning department. Discussions took place with Mr Tony Wiles , Conservation officer to look at the proposed changes to the original planning approval. The response was encouraging and it was advised that new planning and listed building applications would need submitting to the council.

PROPOSAL

It is proposed to erect a single story garage block with a different orientation to the original approved garage block, the main reason for this is the garage block in its current position would make it difficult for large vehicles to drive up the access road causing a pinch point where the corner of the garage would be positioned. The new garage arrangement / position elevates the access issue but also opens up the site at this position.

APPEARANCE & MATERIALS

The walls will be constructed of natural stone to match the barn & roof will be artificial stone slates as used on the barn.

LANDSCAPING

This will not change from the previous granted planning approval.

SUMMARY

The proposal is a minor change to the garage block previously approved, it will allow better access for residents in and out of the site, All the residents have been approached and are in favour of the proposal, the changes will open the site up.

A pre-application has been submitted to BMBC planning authority and no issues have been raised with regard to the proposed change.

Due to the above items BMBC planning department should support the application for approval.

