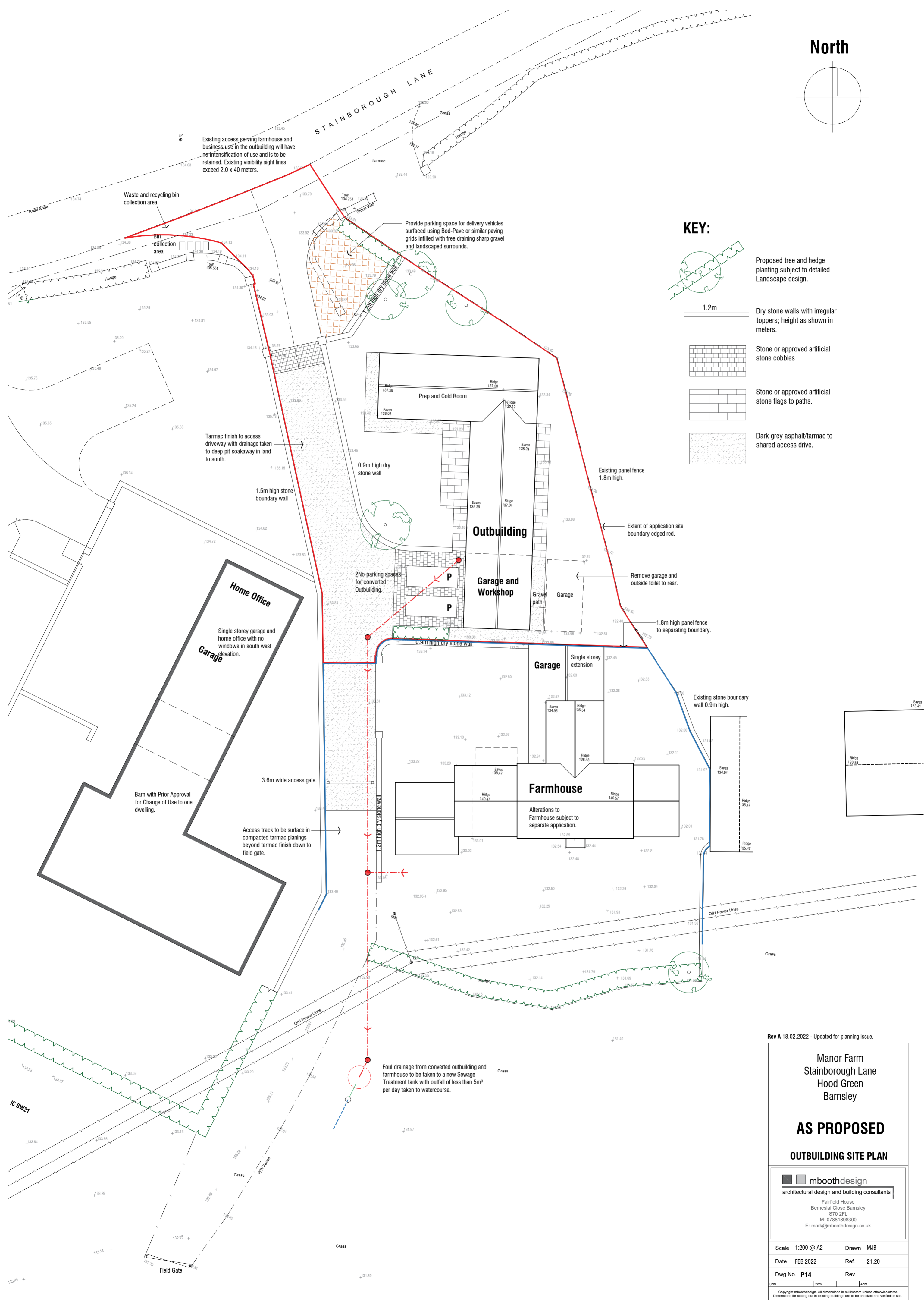
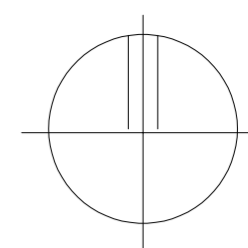


North



KEY:

- Proposed tree and hedge planting subject to detailed Landscape design.
- 1.2m Dry stone walls with irregular toppers; height as shown in meters.
- Stone or approved artificial stone cobbles
- Stone or approved artificial stone flags to paths.
- Dark grey asphalt/tarmac to shared access drive.

Existing access serving farmhouse and business use in the outbuilding will have no intensification of use and is to be retained. Existing visibility sight lines exceed 2.0 x 40 meters.

Waste and recycling bin collection area.

Provide parking space for delivery vehicles surfaced using Bod-Pave or similar paving grids infilled with free draining sharp gravel and landscaped surrounds.

Tarmac finish to access driveway with drainage taken to deep pit soakaway in land to south.

1.5m high stone boundary wall

0.9m high dry stone wall

Existing panel fence 1.8m high.

Outbuilding

Garage and Workshop

Extent of application site boundary edged red.

Remove garage and outside toilet to rear.

1.8m high panel fence to separating boundary.

Home Office
Single storey garage and home office with no windows in south west elevation.
Garage

2 No parking spaces for converted Outbuilding.

Garage

Single storey extension

Existing stone boundary wall 0.9m high.

Barn with Prior Approval for Change of Use to one dwelling.

Access track to be surface in compacted tarmac planings beyond tarmac finish down to field gate.

Farmhouse

Alterations to Farmhouse subject to separate application.

Foul drainage from converted outbuilding and farmhouse to be taken to a new Sewage Treatment tank with outfall of less than 5m³ per day taken to watercourse.

Rev A 18.02.2022 - Updated for planning issue.

Manor Farm
Stainborough Lane
Hood Green
Barnsley

AS PROPOSED

OUTBUILDING SITE PLAN

mboothdesign
architectural design and building consultants

Fairfield House
Berneslai Close Barnsley
S70 2FL
M: 07881898300
E: mark@mboothdesign.co.uk

Scale 1:200 @ A2	Drawn MJB
Date FEB 2022	Ref. 21.20
Dwg No. P14	Rev.
0m 2m 4m	
Copyright mboothdesign. All dimensions in millimeters unless otherwise stated. Dimensions for setting out in existing buildings are to be checked and verified on site.	