

PLANNING DESIGN STATEMENT

Relating to Proposed Rear Extension **To a Residential Dwelling** **Located within the Grounds of a Listed Building and** **in a Green Belt Area**

At: 'The Hayloft']
Swithen Farm, Huddersfield Road,
Haigh, Barnsley. S61 2PY.

August 2026.

Applicants: Garry Greetham Associates on behalf of
Client: Mr. Paul Bates.

1 Introduction.

- 1.1 This is a brief Planning Design Statement to support the submission of a formal planning application for the above-mentioned development and has been prepared by Garry Greetham M.C.I.A.T. of Garry Greetham Associates, and is to be read in conjunction with the following drawings:

Site Layout / Location Plans.	Dwg. No: 519-01.
Elevations as Existing.	Dwg. No: 519-02.
G. Floor Layout as Existing.	Dwg. No: 519-03.
Elevations as Proposed.	Dwg. No: 519-04.
G. Floor Layout as Proposed.	Dwg. No: 519-05.

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- 1.2 The purpose of the Planning Design Statement for works within the confines of a Listed Building - and therefore Listed by Association- and a Green Belt Area is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development.

The Design Statement highlights the particular characteristics of the rear extension and the relationship with the existing dwelling, being a previously Barn conversion and indeed will hopefully complement the character of the wider area.

- 1.3 In terms of the details of the proposed development, this involves the construction of a single 'lean to' rear extension with a 15 degrees roof pitch as described below and similar to the previously constructed adjacent 'lean to' rear extension to the neighbouring property 'The Coach House':

Ground Floor Kitchen Extension: with the size of the playroom being indicated below:

height from the finished ground floor level to the roof / wall abutment line at approx. 3.70m,(2.35m from the finished ground level to the under eaves level;

The max. external width at 5.50m and max. external length at 3.50m.

This existing residential complex consists of 8 no. 2 storey converted Barns (including 'The Hayloft') which we believe are all 'associated' with the Swithen House Listed Building property located to the front of this residential courtyard.

The rear boundaries of the property referred to will all be retained.

2 Design of the Rear Extension.

- 2.1 The construction of this rear extension will not affect any of the existing car parking facilities as a linked garage and car parking area in front will still be retained – refer to the Site Layout for the location of the same.

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The refuse and re-cycling bins which are located to the front / side of the existing property and will still be brought in front of the courtyard to the Huddersfield Road footpath on collection days.

- 2.2 The external facing materials for the proposed rear extension will be agreed in full with the council before any works are commenced on site, but at this stage it is our client's intention to use matching 175mm deep pitched coursed stone for the external walling, with matching natural stone slate roof roofing materials.

The external doors and windows will be constructed of matching dark brown UPVC, with black PVC rainwater goods, all to match the existing dwelling and the surrounding courtyard properties.

Also 2 no. conservation style 'velux' windows will be included within this proposed rear 'lean to' roof.

- 2.3 The design and size of the proposed rear extension will sit well with the existing dwelling and hopefully shall complement the buildings and will match the previous rear extension constructed on the adjacent property.

- 2.4 The materials proposed for this rear extension, has been taken into account to match the original dwelling namely UPVC Windows and Doors; UPVC Facia boards; pointed eaves; the main external walling is also constructed of natural stone with stone slate tiles again all matching the existing dwelling.

- 2.5 Take note that the design of these extensions complies with Policy Numbers H6; H18; T2 and E52.

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