DESIGN AND ACCESS STATEMENT IN RESPECT OF AN EXTENSION TO AN EXISTING STABLE/STORE AND AMENDMENT TO SITE CURTILAGE, TO CREATE A NEW SHOWROOM/STORE.
THE WORKS INCLUDE DEMOLITION OF AN EXISTING BUILDING AND ALL CHANGES OF USE.

THROSTLENEST SADDLERY, MOOREND LANE, SILKSTONE COMMON, BARNSLEY S75 4QX

ASSESSMENT OF CONTEXT

Physical

Surroundings
The buildings, the subject of this application form part of the group of buildings associated with Throstlenest Equestrian Centre. The saddlery is a part of the business and the whole is located off Moorend Lane, the business being long established. The site is in a rural location but there are a number of residential properties as part of the settlement. Moorend Lane is predominantly residential.
The site has no special designation, does not contain any listed buildings and is not within a conservation area. There are no trees or landscape features that will be affected by this development.

Site
The site is accessed directly off Moorend Lane by a private drive and the business operates from a number of buildings on the site. The proposed extension is to an existing building erected in recent times and which was the subject of an earlier successful planning application in 2017 (ref: 2017/1241). The existing building and proposed extension are located centrally within the complex and are not visible in the wider landscape.
Land to the north, south and east consists of paddocks, exercise areas and car parking for visitors.
The proposal involves the demolition of an existing residential building known as 'Robin Cottage', that currently sits within the overall curtilage of 'Barn Owl Cottage', a residential property adjoining Throstlenest saddlery, immediately to the west. The applicants are also the owners of this adjacent property and as part of this application, there will be a need to re-configure the boundary in the area of the proposed extension, allocating part of the current residential curtilage to Throstlenest Saddlery with any 'change of use' as a result of this.

Throstlenest Saddlery is a business that has seen a number of changes in recent years, responding to a long term business plan, ensuring it's continued successful growth.
There have been several successful planning applications in recent times and these have included alterations to the existing shop, the creation of a coffee shop and exhibition space, new stables and storage building and an extension to the existing car park and inevitably, as a result of these enhanced facilities the business has grown and new ideas have to be embraced. There is now a need for a showroom to display saddles and riding equipment and increase associated storage.
The applicants are of the opinion that the best way to provide the showroom facility, would be to utilise the former stable building by enlarging it. (The stable accommodation will be able to be dovetailed into existing stable facilities already on site.) It will be possible to extend the existing building on it's western side as a result of the applicant's recent purchase of the adjacent property known as 'Barn Owl Cottage'.

Social

Due to the type of development proposed, there will be no major social consequences arising from it.

Economic

The business will have the potential to grow and prosper further with the benefit of the proposed showroom facility.

Planning Policies

We consider the proposal complies with national and local planning policies. The site has an established use and the proposal is consistent with that use.

INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of the development and the fact that the proposal is unlikely to be contentious, no involvement with community members has taken place.

DESIGN

Use

The proposal is to erect an extension to an existing single storey stable / store building. The enlarged building will also require the change of use of the existing from stables and store to showroom and store.
The extension will also include a small office/kitchen and wc.

Amount

The proposal will increase the size of the current building by approximately 107 sq m to a total of 197 sq m.

Layout

The extended building will provide an area of approximately 108 sq m internal floor area of showroom with associated office, kitchen and wc. The remaining floor area of approximately 75 sq m internal floor area will be storage. Access into the building will be via all the existing openings facing the yard area.

Scale

The scale of the extended building will be single storey and no higher than the existing overall height. It should therefore sit comfortably within the existing building group.

Landscaping

There are no existing landscape features affected by the proposal and it is not intended to create any landscaping as part of this development.

Appearance

The external built form will be to match the building to be extended and as such will harmonise with the surrounding buildings all of which are built in a number of material types.

Access

Access to the site is via the existing access drive from Moorend Lane and will remain unchanged.