

CONVERSION OF EXISTING STABLES INTO DWELLING

LAKESIDE VIEW
BLACKER GREEN LANE
SILKSTONE
BARNSELY S75 4NF

ON BEHALF OF
B. DAVIES

DESIGN ACCESS STATEMENT

DATED: NOVEMBER 2023

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.0 – THE SITE AND APPLICANT

1.01 - The stable block is located in the grounds of Lakeside View, a detached dwelling off Blacker Green Lane with associated equestrian facilities.

1.02 - The applicant purchased the property in the Summer of 2023.

2.0 – PLANNING HISTORY

2.01 - Planning permission was approved (202/0427) for the 'Conversion of Existing Stables into Dwelling' on 14th December 2020.

3.0 – PROPOSALS

3.01 - The current application seeks to renew this permission, but with some minor layout and fenestration amendments.

3.02 - The plan layout has been amended to concentrate windows on the West and North Elevations for privacy reasons. The layout remains for a 2 bedroom premises.

3.03 - The external appearance is very much akin to the previous approval.

4.0 – TREES

4.01 - A tree report was submitted as part of the previous application. This has been re-submitted as the situation has not altered.

5.0 - ECOLOGY

5.01 - The previous application included a bat and ecology report. This has been updated by an alternative consultant and forms part of this application.

6.0 - HIGHWAYS

6.01 - Lakeside View has two vehicular accesses from Blacker Green Road. The North access serves Lakeside View only and leads to a driveway with parking for the main house.

6.02 - The second access, which is South of the main house, will provide the access to the application site. This is identical to the previous application.

6.03 - The converted stable block will have two dedicated parking spaces.

7.0 - BOUNDARY TREATMENT

7.01 - All relevant boundaries will be treated as per the previous permission with hedges retained and new fences proposed as detailed previously.

8.0 - CONCLUSION

8.01 - The proposals are almost identical to those previously approved.

8.02 - We therefore trust that Barnsley MBC can support these proposals.