

## **Supporting Statement for the Proposed New Dwelling at Low field Farm, Wombwell, S73 8AX.**

### **Introduction**

This statement is to support the planning application for the erection of a new four-bedroom, detached dwelling within the land of Low Valley Farm, Wombwell, S73 8AX.

Low Valley Farm is classed as a Livery stables and equestrian centre set within the curtilages of Wombwell. The farm comprises of a large 18th century farm house with associated outbuildings and garages.

This statement is to demonstrate that the proposed new dwelling is a necessary to secure the ongoing business at Low Field Farm, ensuring immediate animal welfare is provided 24/7 alongside the benefits of increased security to the site.

### **Site Description**

The application site is located off Pitt Street, Wombwell, with the administrative boundary of Barnsley Council.

The site is located in the open countryside border lining adjacent existing housing and a new build residential site currently under construction.

The proposed dwelling will be sited within the top centre of the field to the left-hand side of the farmyard. It is oriented south to maximise natural surveillance over the access road to Low Valley Farm.

The access to the proposed dwelling shall be via the lower entrance to the field, connecting the lane to the new dwelling.

Mature trees and vegetation screen the site from the existing road, all these shall be retained so that the proposed dwelling is screened from the public highways and integrates well into the wider landscape.

## **Proposal**

This application seeks full planning permission for the erection of a two-storey detached dwelling within the site boundary of Low Valley Farm. The plans depicting the proposed layout and design are for a modest dwelling to meet the needs of the owners. The proposed dwelling is significantly smaller than the existing farm house has an approximate footprint of 160m<sup>2</sup>.

Proposed materials include facing red brickwork, with grey concrete interlocking tiles and traditional style windows which are framed with brick heads and cills echoing the approved design of the new build housing estate approved on land to the east of low valley farm.

The application proposes to create two car parking spaces for the dwelling. Ample onsite parking is still provided within low valley farm.

Vehicle access will continue to be taken from the lane off Pitt street which serves the existing farm.

The need for the new dwelling relates to the deterioration of the existing 18th century farm house of which the owners currently occupy. Several centuries of water ingress alongside historic methods of construction have left the existing farm house with an excessive amount of damp and mould causing ill health issues for the elderly lady whom resides there. The new proposed dwelling is a much more cost effective and sustainable solution for the family to relocate to whilst also being able to operate the existing business upon the farm.