

Planning Statement

CONVERSION OF EXISTING DWELLINGS

INTO SINGLE DWELLING

at

6 & 7 GREENLAND

HIGH HOYLAND, BARNSELY

Mr Dalton Richardson

1. Introduction

This Planning Statement is submitted in support of an application for the conversion of two existing residential properties (Nos. 6 and 7 Greenland, High Hoyland) into a single dwelling. The works are proposed by the applicant, **Mr Dalton Richardson**, with architectural design provided by White Agus Ltd.

2. Site Context

The site comprises two adjoining properties situated within Greenland, High Hoyland, a rural settlement in Barnsley. The dwellings are currently terraced and in residential use. The surrounding area consists predominantly of residential dwellings, with Greenland forming part of the village structure along **High Hoyland Lane**.

The properties are constructed in stone with traditional detailing and sit comfortably within the character of the village.

3. Existing Accommodation

The existing arrangement comprises two separate dwellings:

- **No. 6 Greenland:** Living accommodation over one floor, including kitchen, lounge, bathroom, and single bedroom.
- **No. 7 Greenland:** A mirrored arrangement of similar scale and function but with recent flat roofed extension.

Plans and elevations of the current arrangement are included on the **Existing Drawings (Ref. 25-091-01)**.

4. Proposed Development

The proposal seeks to merge the two properties into a **single family dwelling**. Key elements include:

- Removal of internal party walls and formation of new openings to create a unified internal layout.
- Ground floor accommodation to include a spacious kitchen, dining, lounge, utility, and family areas.
- Ground floor to provide three bedrooms, ensuite, dressing area, and bathroom.
- Rationalisation of entrances: removal of side porch and reconfiguration of door openings.
- Replacement of certain windows: lowering cills, removal of an existing bow window, and installation of a new picture window to match the building's character.
- External works: new decking with glazed balustrade on a stone plinth, and gated access with intercom system.

The arrangement is shown on the **Proposed Drawings (Ref. 25-091-03)**

5. Planning Policy Considerations

The proposal is consistent with the principles of the **Barnsley Local Plan** and national policy in the **NPPF (National Planning Policy Framework)**, specifically:

- **Efficient Use of Land & Buildings:** The scheme reuses and adapts existing housing stock rather than requiring new build development.
- **Design and Character:** The works are sympathetic to the host building, retaining key architectural features and enhancing the appearance through sensitive alterations.
- **Residential Amenity:** The conversion provides high-quality living accommodation for a single household, with no adverse impact on neighbouring properties.
- **Sustainability:** The consolidation of two smaller dwellings into one larger dwelling responds to changing housing needs and supports the long-term sustainability of the building.

6. Impact Assessment

- **Visual Impact:** Minimal external alteration ensures the property remains in keeping with the surrounding character.
- **Neighbouring Amenity:** No additional overlooking, overshadowing, or loss of privacy will occur.

- **Highways/Parking:** The site provides adequate parking within the curtilage, with no intensification of use beyond a single household.
- **Heritage/Setting:** The proposal respects the traditional stone-built character of the area.

7. Conclusion

The existing properties, while enjoying spectacular views to the south have been neglected and require modernisation and refurbishment. Some of the accommodation falls short of the standards listed in the South Yorkshire Residential Design Guide.

The existing internal layouts, with direct access to bathroom and bedrooms is not considered to be up to modern standards.

The proposed development represents a sustainable and appropriate reuse of existing housing stock, delivering a single high-quality dwelling that enhances the building's longevity and contributes positively to the character of High Hoyland.

The scheme complies with relevant local and national planning policies and should be supported accordingly.

The proposal supports Section 6 (Building a Strong, Competitive Economy) and Section 12 (Achieving Well-Designed Places).