

**DESIGN AND ACCESS STATEMENT IN RESPECT OF**  
**A CHANGE OF USE (including extension) OF AN EXISTING BARN TO CREATE A**  
**DWELLING FOR MR AND MRS HICKEY,**  
**ON LAND ADJACENT 'THE GRANARY', NOBLETHORPE, BARNSLEY RD,**  
**SILKSTONE, BARNSLEY S75 4NG**

NB: This design and access statement is identical in most respects to a previous d and a statement submitted with the original application for a change of use of barn to dwelling, which was granted approval in December 2022 under BMBC reference 2022/0819.

Since the original approval, there has been a serious change to the medical condition of Mrs Hickey involving prolonged stays in hospital and resulting in the need for long term care at home. She will require a dedicated assisted bedroom and wet room facility with a requirement to provide specific room sizes and circulation space.

As the original intention was for Mr and Mrs Hickey to 'down size' from their existing large two storey family dwelling, (which is located adjacent to the barn), it seems logical to try and secure permission for the dedicated bedroom and wet room within a new extension to be built as part of the general works necessary for the barn's conversion. Further information about the physical size of the extension is described within the detailed statement.

Furthermore and in support of the proposal we have included as appendix 1 and 2 at the end of this document, two letters from medical professionals who have been and continue to be involved in Mrs Hickey's care moving forward. The content of the letters will help explain why there is a need for this additional accommodation.

## **ASSESSMENT OF CONTEXT**

### **Physical**

#### **Surroundings**

The application site is part of the curtilage of 'The Granary' which is a former barn which was extended and converted to a dwelling in the 1990's. The southern boundary of 'The Granary' is shared with Noblethorpe Hall, a listed building.

There are also further dwellings to the west of 'The Granary' all of which were converted from a group of stone buildings in the 1990's. These are known as 'The Mews Cottage', 'Meadowview Barn', 'The Clocktower' and 'The Coach House'.

To the south of the 'Noblethorpe' settlement is Barnsley Road, a highway passing through Silkstone from Barnsley and heading west towards Penistone. Existing agricultural land / private parkland exists to the west, north and east of the group of dwellings. Access to Noblethorpe is via a drive off Barnsley Road.

The site is within the Green Belt. and there are a group of trees along the adjacent eastern boundary There are no trees or landscape features that will be affected by this development.

#### **Site**

The site and building, the subject of this application, is an existing detached barn/workshop which was built approximately 18 years ago, around 2005. It forms part of the property known as 'The Granary', It sits on land immediately to the north and at a lower level than the 'The Granary'.

It has been used for many years by the applicant, as hay storage, workshop, general storage and livestock. The site is accessed from the existing private drive serving 'The Granary' but the building does have an obvious curtilage which is defined by an existing timber post and rail fence enclosure.

The proposal involves a 'change of use' of the existing barn to form a dwelling to be occupied by the applicants, who currently reside in 'The Granary'. The extensive accommodation within 'The Granary' is now more than is required by the applicants, who wish to 'downsize' but yet stay within the existing location and the existence of the barn/workshop provides an ideal opportunity subject to obtaining the necessary planning approval.

## **Social**

Due to the modest nature of the proposal, there will be no significant major consequences arising from it. However, the potential to 'downsize' would mean that the existing dwelling which is much more suited to family occupation, would become available.

## **Economic**

Due to the type and scale of the proposal, it is not anticipated that there will be any significant economic implications.

## **Planning Policies**

Planning Policy Document GB3 is relevant and also the 'Barn Conversion SPD'

The original application for a change of use to a dwelling was granted permission in December 2022 under planning reference 2022/0819. It was considered at that time that the proposal was not in conflict with either of the above Policy Documents.

The original application did not involve any extension other than the enclosure of the covered way beneath the overhanging roof on two of the elevations.

For the reasons set out earlier on page 1, there is now a need to secure approval for an extension to serve the medical needs of Mrs Hickey. This has resulted in the need to re-apply for a 'change of use including an extension' of the existing barn, to create a dwelling.

We consider the proposal is appropriate. The existing building is constructed of substantial materials.

Foundations are a concrete raft. Walls are constructed off a brick plinth with an internal skin of blockwork and an external skin of horizontal timber cladding. The roof is of structural timber with a natural slate finish.

The building is certainly capable of conversion both spatially and constructionally.

We were intending to submit a pre-app enquiry in connection with this proposal and were informed that the senior conservation officer (Tony Wiles) would need to be specifically consulted.

Unfortunately, due to the pressing need to have a planning decision as soon as possible, the client is prepared to submit a full application and avoid the pre-app (which as we know could delay the whole process by a couple of months).

However we did have a verbal discussion with Tony Wiles in order to explain the form and location of the proposed extension. At that time he explained that his main concern would be how the extension would affect the setting of the listed building, but that as described to him, the form and position of the extension would probably not present any major concerns in his opinion.

Notwithstanding that comment, it is appreciated that Tony will formally be consulted and re-visit his opinion having sight of all relevant drawing details etc.

## **INVOLVEMENT OF COMMUNITY MEMBERS**

Due to the modest nature of the development, no involvement with community members has taken place.

## **DESIGN**

### **Use**

It is proposed to apply for planning permission for a change of use of an existing barn to create a modest dwelling. The applicants would vacate their current property 'The Granary' and (downsize), into the barn.

### **Amount**

Within the footprint of the existing building, it is proposed to create a single storey dwelling with two bedrooms, one of which can be used by a carer as necessary. An open plan dining and kitchen area is proposed along with a lounge. In addition, an extension will create a dedicated assisted bedroom and wet room area to address Mrs Hickey's medical and physical needs.

### **Layout**

The existing barn building will remain and other than for the extension, the new accommodation will be created within the existing building envelope. The only change other than the extension, will be the inclusion by enclosure of the existing overhanging roof that is currently supported on a number of timber posts and beams. The overall footprint of the building will only increase by the addition of the extension. It is considered that the proportions and scale of the proposed extension are sympathetic to the original building as the extension will simply be a projection of the existing building section and built on the end of one of the return legs of the barn. The extension will be the same width and height as the existing structure.

### **Scale**

The existing barn remains unchanged in respect of scale and proportion. The proposed extension maintains the proportions of the original in terms of its scale and appearance. The barn's relationship with adjacent buildings and landscape remain unchanged.

### **Landscaping**

The existing established landscape features surrounding the barn will remain unchanged. It is intended that the existing timber post and rail fence enclosure which defines the existing curtilage, will remain. This area will essentially be the new domestic curtilage/garden area. A specific enclosed level garden area will be created immediately outside the new bedroom extension which will be easily accessed via level threshold bi fold doors.

### **Appearance**

The barn's external appearance, (horizontal timber cladding over a brick plinth), will remain unchanged with the exception of some carefully created new openings. The barn will maintain its own privacy and there will be no overlooking issues.

### **Access**

Access to the site will be via the existing access drive from Barnsley Road which serves 'The Granary'. The domestic curtilage associated with this C of U is shown on the 1:500 scale site plan and will include a parking area for two cars. Level access will be provided into and throughout the dwelling. The access drive from Barnsley Road is owned by the applicant

## **STRUCTURAL ASSESSMENT OF EXISTING BUILDING**

### **Suitability from a spatial and construction aspect for the existing building to be used as a dwelling**

We consider the existing building is suitable for conversion to create a dwelling.


It is of substantial construction in line with the policy referred to above.

There is a concrete raft foundation and the external walls are constructed as a cavity wall with a brick plinth externally built off the concrete foundation. The external walls have an internal skin of blockwork extending vertically from floor slab level up to the wallplate supporting the roof structure. Externally the building is finished with a rainscreen of horizontal treated timber cladding. The roof is of structural timber with a natural slate finish. Internally, the partition walls are generally of block construction.

The building is certainly capable of conversion from both a spatial and constructional aspect, without the need to amend it's proportions or change the height of the roof.

## Appendix 1

**PENISTONE GROUP PRACTICE**



|  |   |  |
|--|---|--|
| Dr Jon J. Griffin<br>Dr Helen D. Morris<br>Dr Gordon R. Gibbons<br>Dr Stuart Vas<br>Dr Gavin Rhodes<br>Dr Matthew Treedale | 19 High Street<br>Penistone<br>Sheffield<br>S36 6BR<br>Tel: 01226-762424<br>Fax: 01226-762984 | Dr Katherine A. Rivett<br>Dr Lisa J. Roscoe<br>Dr Abbie Morley<br>Dr Rachel Langley<br>Dr Laura Pope<br>Dr Jonathan Breeze |
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Mr Wynford V. Morgan  
Business Manager

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24 November 2023 Ref: SV/HR

**TO WHOM IT MAY CONCERN**

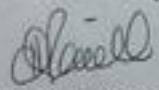
Dear Sir or Madam

**RE: Mrs Catherine Feeney-Hickey D.O.B: 06-Mar-1957**  
**The Granary Barnsley Road Silkstone Barnsley S75 4NG**

I understand that Mr/Mrs Feeney-Hickey have applied for planning permission to undertake building work at their residence.

I can confirm that Mrs Feeney-Hickey has recently had a life threatening illness resulting in neurosurgery and a stay on the intensive care unit at Sheffield. Her mobility is exceedingly poor and she remains at high risk of falls and further injury. It is highly likely/almost certain that in the future Mrs Feeney-Hickey will require additional temporary, or possibly, permanent care from people other than her husband. I understand that the building development will enable carers to stay on site if needed.

Yours faithfully

  
Dr Stuart Vas

## **Appendix 2**

18 December 2023

**Neighbourhood Rehab and  
Crisis Response Service  
The Lodge  
Kendray Hospital  
Doncaster Road  
Barnsley  
South Yorkshire  
S70 3RD**

Tel: 01226 644008/9

### **TO WHOM IT MAY CONCERN**

**RE: Catherine Feeney-Hickey Date of Birth: 06 Mar 1957  
The Granary, Barnsley Road, Silkstone, S75 4NG**

I am an Occupational Therapist working in the neighbourhood rehab service in Barnsley. I worked with Catherine from December 2022 to July 2023 following a fall and brain injury which affected Catherines mobility, speech, and ability to complete activities of daily living. Since this time, she has had a further fall and brain injury. Catherine remains at high risk of future falls and requires 24 hour supervision.

I am writing to support the planning application for a bungalow in the grounds of her current property. This needs to be large enough to accommodate Catherines current and future anticipated mobility and support needs. This would need to include adequate space for equipment to support her mobility in the bathroom, bedroom and living areas. Also a third bedroom to allow a carer/family member to stay in the property should her husband not be available to provide this care.

Yours faithfully

Joanne Brown  
Specialist Occupational Therapist  
Neighbourhood Teams