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BMBC
Economic Regeneration, Planning & Building Control
PO Box 604
Barnsley
S70 9FE

Dear Sir,

The above property received planning permission for the conversion of existing barn structures to two dwellings (2017/0194) on 12 April 2017.

The same group of barns have deteriorated to some extent because of recent severe winter conditions and the adjacent main family home owner would like to revise the existing development opportunity to a single dwelling. One element of the existing agricultural building intrudes visually on the family house and the opportunity exists to reduce the size of the building and revise the roof arrangements to reduce the impact on the main home at Bella Vista by a much reduced volume. The main element of unit 1 dining and living space has been reduced in width internally from 6.5m to 5m. Adjustments have been made to allow a more usable space elsewhere and proposed site clearance has allowed a new living area to be introduced to the end of the building where steel containers and debris will be removed off site.

The facade from Bella Vista faces the retained courtyard and the project will much improve the outlook and amenity of the property. The proposed arched treatment of the courtyard elevation reflects the architectural treatment of the office development to the west.

The proposed single dwelling rather than 2 properties has reduced impact and amenity benefits for the whole domestic and commercial site and has private areas for outdoor amenity purposes.

Bella Vista is at the heart of a successful business operation and private family home and the existing barn structure modified would benefit the overall environment when upgraded for domestic use with a neutral effect on any Green Belt consideration.

Yours faithfully,

