

Barnsley MBC
Planning Department
PO Box 634
Barnsley
S70 9GG

25 August 2026

Ref MJB/JB 26.22

Dear Sir

Re: Erection of Agricultural Dwelling and associated works, Gunthwaite Hall Farm, Penistone

This letter and Design and Access Statement supports a planning application for the erection of an Agricultural Dwelling on land close to Gunthwaite Hall Farm, Penistone, and is accompanied by the following documents:

- OS1 Site Location Plan
- BP01A Block Plan
- P01B Proposals for Dwelling
- P02A Site Plan including landscaping details

2.0 Location

The site comprises a small parcel of land 200 meters east of Gunthwaite Hall Farm on the north side of Coach House Lane. The surrounding farmland is owned by the applicant. Gunthwaite Hall Farm includes a number of Listed Buildings which are unaffected by the works.



Fig 1. Site for proposed dwelling viewed from Coach Gate Lane existing access looking north west.

A Location Plan has been included with the application documents.

Fairfield House Berneslai Close off Churchfield Barnsley S70 2FL

Directors: Mr MJ Booth MCIAT Mrs J Booth

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3.0 Design and Access Statement

3.1 Use

The land is allocated as Green Belt according to the BMBC Local Plan Policies Map.

The National Planning Policy Framework (NPPF 2026) provides information relating to new homes in the countryside. It states:

Policy HO11: Isolated homes in the countryside

1. Development proposals for isolated homes in the countryside should only be supported where one or more of the following circumstances apply:
 - a. There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside.

3.2 Amount

- The farm extends to 113.23 Hectares and the site for the proposed Agricultural Dwelling has an area of 0.11 Hectares.
- A modest 3 bed dwelling is proposed with a gross internal floor area of 166sqm which includes an office and separate access and shower facilities necessary because of the farming use.
- Due to the site area being below 0.2Ha the proposals are exempt from Biodiversity Net Gain requirements.

3.3 Layout

The proposed dwelling is located adjacent to Coach Gate Lane and adjoining an existing access track. Improvements to the existing access are proposed with the intention that this will become the principal access to the farm in the future.

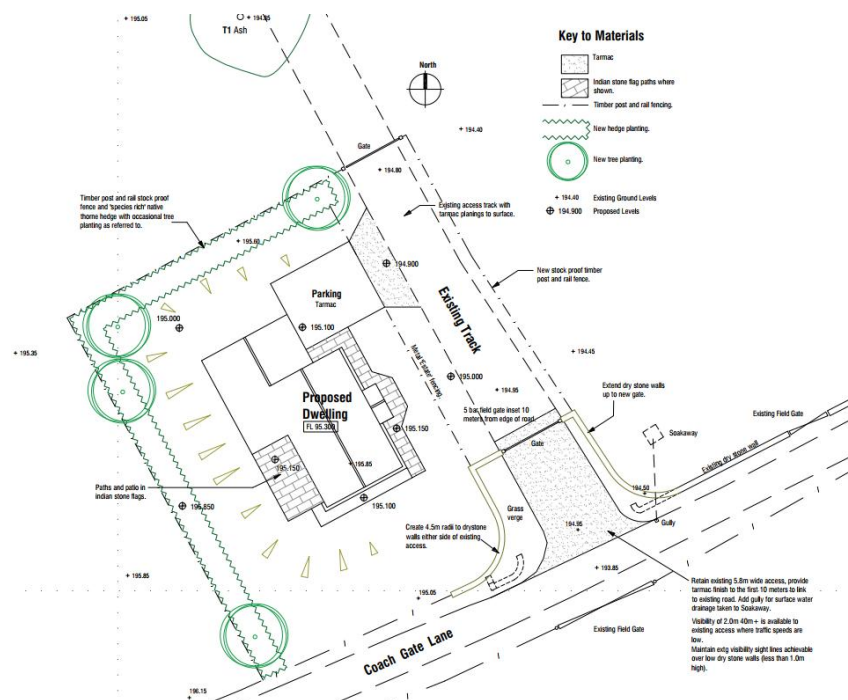


Fig 2. Extract from Site Plan. The front of the house is east facing and has two parking spaces; there is a small garden area to the south and west.

New access gates have been inset from Coach Gate Lane and flanked by dry stone walls. Radii for vehicles entering the access have been improved and visibility to Coach Gate Lane has been retained.

3.4 Scale

The proposed dwelling is a mix of two and single storey, with a height to the eaves of 4.7 meters and a height to ridge of 7.3 meters two storey, and 5.26m single storey. The size and scale is domestic in proportion and similar to other such buildings within the area.

3.5 Landscaping

The site is currently an open field with a small amount of dry-stone walling either side of the access track from Coach Gate Lane.



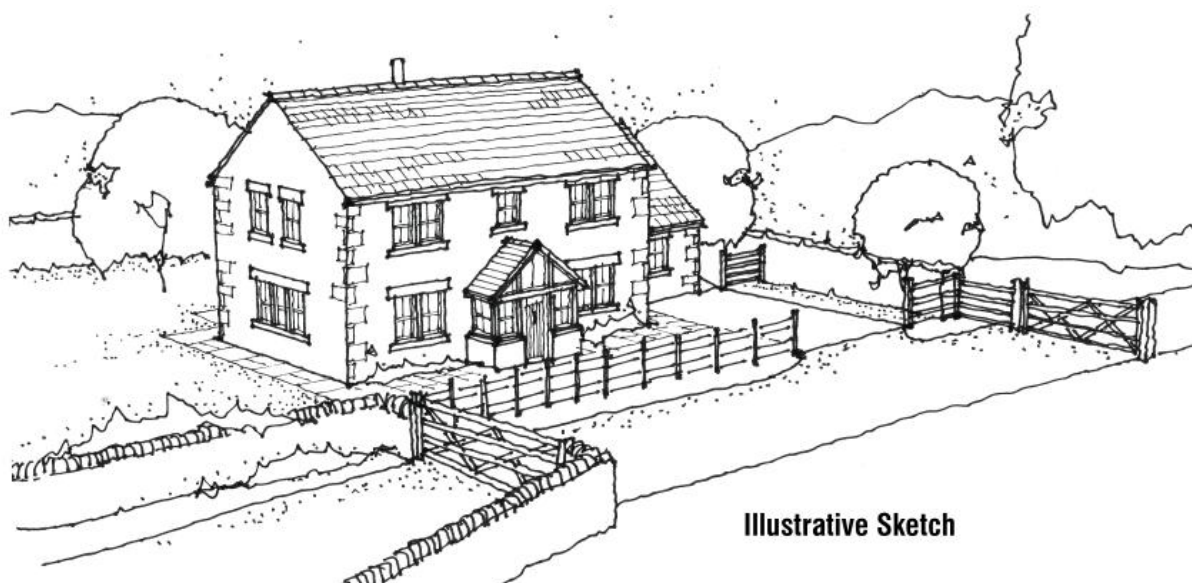
Fig 03. Existing access from Coach Gate Lane with double gate and dry-stone walls either side.

View looking north east.

There are no hedgerows or trees on the development site, there is one mature Ash tree located approx. 15 meters to the north of the site that is unaffected by the works. The Site Plan (extract in Fig 02.) shows the inclusion of a species rich thorne hedge to the perimeter of the proposed agricultural dwelling and the planting of a number of native field trees to help soften the impact of the development.

3.6 Appearance

The agricultural dwelling takes the form of a traditional farmhouse house/cottage having wide frontage, narrow depth and a steeply pitched roof with a lean-to single storey building at the side/rear.



Illustrative Sketch

Roofing is in artificial stone slates in diminishing courses with matching ridges. Walling would be in local regularly coursed sandstone, with stone quoins to principal external corners pointed in lime mortar. Windows are designed as sliding sash style and doors are vertically boarded timber set in deep reveals. Rainwater goods include ogee section gutters and circular rainwater pipes in black finish.

External finishes include Indian stone paths and tarmac to the parking areas; boundaries include dry-stone walls, timber post and rail fencing, metal estate fencing and a species rich perimeter thorn hedge with occasional native field trees.

3.7 Access

The site is generally accessible and relatively flat. Pedestrian and vehicular access is available via an existing field gate to the western boundary.

3.8 Sustainability & Environmental Considerations

The proposals will include:

- Sustainably sourced timber and local stone, the use of durable materials including locally sourced aggregates.
- Rainwater harvesting via water butts.
- Solar panels and an air source heat pump.
- Low energy lighting and underfloor heating in combination with thermally efficient construction.

3.9 Conclusion

The proposal is modest and sympathetic to its setting, the design and scale is sensitive to its location and there are no impacts upon heritage assets, neighbours, landscape, or access.

The case for a rural workers dwelling has been made in the Agricultural Business Appraisal such that the proposals are aligned with local and national planning policies, and we look forward to the council supporting this application.

Yours faithfully



M J Booth
MBooth Design