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27 February 2018

BMBC Planning Dept
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Dear Sir,

I enclose an application for outline permission for new housing in the curtilage of No 25 Viewlands.

The property (No 25) will retain its existing access unaffected and will retain an adequate rear garden fenced off from the proposed new development.

The notional layout indicates a possible semi detached arrangement of 2 units both with adequate parking for 2 vehicles which can reverse into the parking area and exit in forward gear.

Ownership of the plot includes complete right of access from Hall Royd Walk.

The access to the property is by public footpath No 8 and the width of the access at the required point is defined as 5.5 metres. The land has been a "highway" since before 1840 as per section 31, Highways act 1980 and is used to access rear garden garages and areas at points along its length. It is not uncommon to access dwellings off public footpath routes and this particular route is not heavily used for foot traffic.

The centre point of the development is only 40 metres from Hall Royd Walk with clear visibility. It is intended to tarmac the area with some bands of red paving across the width to encourage slow movement of vehicles to and from the site entrance and to mark the status of this access to the new properties. Similar tarmac areas exist at the junction with Ben Bank Road.

The properties to be built conform with all Planning Policy Standards and enjoy similar sized plots to surrounding houses which will not be affected or overlooked in any abnormal way.

Yours faithfully

