

STATEMENT TO ACCOMPANY FULL PLANNING PERMISSION APPLICATION.

Development of land for three townhouse dwellings to the rear of Worsborough Hall, Worsborough Village, Barnsley S70 5LN

The site is roughly rectangular in size measuring some 45m by 45m, it lies to the Northern side of Worsborough Hall. The application site forms part of the park/formal gardens of the Hall which are now overgrown and unkempt. Both the Hall and the domestic block have been converted into apartments. The Hall is a Grade II listed building, ref 2/113, with an access via Hall Close to the main village street.

The site has the benefit of a planning permission for three townhouse dwellings granted permission on 10th May 2007 as part of approval reference 2007/0680

The Proposal

The proposal seeks full planning permission for the erection of a block of two attached dwellings

Policy

Relevant planning policies are contained within the Barnsley Unitary Development Plan, adopted in December 2000. The site lies within a conservation area in the defined development limits of Worsborough Policy H8A and D and BE1A and 2A are relevant.

Policies BE1 seek to preserve or enhance conservation areas and the settings of listed buildings and defines criteria for assessing applications. Policies H8D has similar aims and objectives to H8A for infill and backland development and in addition seeks to avoid harm to the environment, the creation of traffic problems and being prejudicial to future development of adjoining land.

PPG3 'Housing' published in March 2000 seeks the efficient use of previously developed land to meet residential development needs. The application site forms part of the established curtilage of the existing dwellings and as such falls within the definition of previously developed land contained within Annex 3 to PPG 3.

Pre- Application Discussions

The applicant and agent have had various discussions and meetings with council officers, K. Dunn, T. Wiles and Ms E. Ward.

Character Appearance and setting of a listed building.

The site has a long planning history which has established the principle of development on the site. The current proposal provides a significant advantage over the townhouse permission as it maintains the 'approved' footprint but lowers the roof line by 500mm therefore reducing the impact upon the listed building.

Access

Access to the site will be taken on Hall Close as granted under the extant permission reference B/01/089/WB. It is understood that Hall Close is unadopted and unless informed otherwise the proposed scheme will not therefore result in any change to the adopted highway network.

Conclusion

The application proposal has been subject to an evolving design process, having careful regard to the attributes of the site, the requirements of the adopted UDP policies and the discussions the applicant and agent have had with Council's officers. The site is within a residential policy area and although it forms part of the curtilage of Worsborough Hall it is now surplus to present requirements.

It is considered that a design of high quality will enhance the existing appearance of the setting of the Hall within the conservation area over and above that which would be the case with the site developed as previously envisaged.