

Landscaping Details Statement

Planning Application

Proposal: Change of Use from 2 Self-Contained Flats (Use Class C3) to a 12-Bedroom House in Multiple Occupation (Sui Generis)

Site Address: 42 Doncaster Road, Barnsley – S70 1TL

Existing Site Conditions

The application site comprises an existing residential property currently arranged as two self-contained flats.

The external areas associated with the property are entirely hard surfaced and consist of existing hardstanding used for access, parking, circulation and outdoor amenity purposes. There are no existing landscaped areas, lawns, planting beds, trees, hedgerows or other soft landscaping features within the application site.

Proposed Landscaping

No landscaping works are proposed as part of this application.

The proposed development relates solely to the change of use of the existing building from two self-contained flats to a 12-bedroom House in Multiple Occupation. No extensions, alterations to the site's footprint, changes to the external layout, or modifications to the existing hardstanding areas are proposed.

The existing external surfaces will be retained and will continue to provide access, servicing, refuse storage, cycle parking and outdoor amenity space for future occupiers.

Trees and Vegetation

There are no trees or significant vegetation within the application site that would be affected by the proposed development.

No tree removal, pruning or planting is proposed.

Boundary Treatments

Existing boundary treatments, including walls, fences and gates, will be retained as existing. No changes to boundary treatments are proposed as part of this application.

Landscape Maintenance

As no new landscaping is proposed, no landscape maintenance regime is required.

Conclusion

The application site is presently fully hard surfaced and contains no existing soft landscaping. The proposed change of use from two self-contained flats to a 12-bedroom HMO does not involve any external alterations or changes to the site's established hardstanding areas. Accordingly, no landscaping works are proposed and all existing external surfaces and boundary treatments will be retained.