



MAW
TOWN PLANNING LTD

Address: 137 High Street, Great Houghton, Barnsley, S72 0AZ

Proposal: One dwelling, detached garage and associated works

Dear sir/ madam,

Please find attached plans for a proposed dwelling, detached garage and associated works at the above site.

The site lies within the Green Belt and is adjacent to the settlement boundary of Great Houghton. The site has historically been used as a commercial yard. Application 2020/1381/FUL granted outline planning consent for one bungalow on the land on the basis that it was a redevelopment of previously developed land, which did not cause greater harm on openness than the existing use of the land. The matters granted were layout and access. Appearance, scale and landscaping were reserved.

This application seeks full planning permission for one dwelling with a detached garage. The outline permission granted a dwelling with a footprint of approximately 104sqm. This application proposes a dwelling with the same footprint of 104sqm. Access arrangements remain the same as the previous approval.

The outline approval imposed a condition for single storey accommodation only. To implement the outline approval would result in an unviable scheme as the layout could only reasonably accommodate a one-bedroom dwelling. Furthermore, this large plot would be better suited to a family sized property. A one-bedroom bungalow on a 0.1ha site would likely to lead to pressure for future extensions to increase the footprint and change the dwelling into a family sized dwelling.

Therefore, the design is a bungalow with bedrooms in the roof space and dormers to the rear. Providing rooms in the roof have allowed the proposal to become a family sized dwelling with a good quality internal space but without increasing the footprint. It allows a family dwelling to be built but keeps the volume to a minimum.

If the Local Planning Authority would like to discuss the application or have any questions, please do not hesitate to contact me.

Yours sincerely

Elizabeth Maw BA(Hons) DipTP MRTPI
Maw Town Planning Ltd

