

Planning Department
Barnsley MBC
PO Box 634
Barnsley
S70 9GG

Ref 21.14

13 September 2021

Dear Sir

**Re: Demolition of bungalow and erection of detached dwelling and garage
Benwin, Pinfold Lane, Darfield, Barnsley S73 9HJ**

This letter includes a supporting statement to accompany an application for Full Planning Permission which has been submitted to Barnsley MBC.

1.0 Proposals

The proposals involve the demolition of an existing bungalow and the erection of a detached dwelling and garages.

2.0 Site Location

The site is located at Pinfold Lane Darfield Barnsley S73 9HJ. It is situated on the north side adjacent to No Pinfold Lane. A Site Location Plan is provided in the application documents.

3.0 Assessment

3.1 Use

The BMBC Local Plan Maps indicate the site as Urban Fabric. There is a commercial use (restaurant) to the east of the site but the existing use of the site is residential as is the majority of the surrounding land and therefore residential use is appropriate.

The site has the appearance of a former quarry and therefore a Phase 1 Environmental Assessment has been undertaken and a copy of the report is included with the application documents. The report recommends further site investigation which we would ask to be conditioned at this stage.

3.2 Amount

The site area is 1258sqm (0.13Ha). The existing bungalow (84.9sqm) and the small outbuilding in the rear garden (34.7sqm) to be removed have a combined footprint of 119.6sqm, and the proposed dwelling has 4 levels including a partially subterranean garage at the lower ground floor with a gross internal floor area on 100sqm, and three upper floors providing a gross internal floor area of 224sqm. The upper floor is however located wholly within the roof space.

Externally there are large private gardens which exceed the minimum requirements for amenity space.



3.3 Layout

The position and orientation of the proposed dwelling is such that it will have no adverse impact in respect of overlooking or overbearing on any of the neighbouring properties.

The existing access has been retained and no alterations are proposed. Once inside the site the existing ground levels rise steeply towards the north and these have been reduced to provide a parking and turning area with access to a large garage with a retaining wall at the rear.

The current arrangement does not allow for any maneuvering of vehicles within the site which can be accommodated as part of the proposals as well as parking for up to 4 vehicles.

Internal access is provided to the house and externally a stepped approach leads to the front door. The severity of the gradient of the site does not allow level approach to be provided for either the existing bungalow or the proposed dwelling.

There is space for the storage of waste and recycling bins on site and these would be brought and stored adjacent to the access for collection.

The site is located within Flood Risk Zones 1 and 2 and therefore a Flood Risk Assessment has been provided. It states that the site is not a significant flood risk and will not increase the risk of flooding elsewhere.

3.4 Scale

The existing bungalow and outbuilding are single storey. The bungalow is located at high level and approached by a very steep access drive. The floor level of the existing bungalow is 34.114 and the ridge level is 39.411. Because the upper floor is within the roof space, the external appearance of the proposed dwelling is that of a three-storey dwelling to the frontage and a two-storey dwelling at the rear.

The South East Elevation on drawing ref: P3 shows that the lower ground floor garage level is 29.050, the ground floor level is 32.050 and the ridge level is 41.350. The proposals make maximum use of the levels of the site and result in a ridge height of less than 2.0m higher than the existing bungalow.

The size and scale of the dwelling is proportionate to the plot which includes large private gardens areas and despite the increase in volume will not result in overdevelopment.

3.5 Landscaping

The site benefits from a number of large trees located around the perimeter boundaries. A Tree Survey and Method Statement has been provided as part of the application documents. The report recommends the removal of a large poplar tree within the site and a further tree located just outside the application site but within the highway boundary. The proposals include the removal of the tree within the site as recommended and the applicant's agent has notified the council with regard to the tree in the highway verge to allow the council to take action should they feel it necessary to do so.

The proposed Site Plan ref: P1 shows an area of fill within the rear garden where an existing dilapidated outbuilding is to be removed. This area is located within the root protection zone of existing trees T5 and T4. Trees T4 and T5 are located at a much higher level than the garden, into what appears to be the side of the former quarry wall and therefore the small amount of filling proposed is unlikely to have any impact upon the existing tree roots and will help to reduce the amount of spoil that has to be removed from the site.

The extent of existing mature trees and landscaping is such that it is considered unnecessary to include any additional or replacement structural landscape planting.

Hard landscaping will comprise of tarmac to the access and turning areas. Paths will be in coursed stone (Indian) flags flush pointed and laid with slight falls to allow natural drainage.

3.6 Appearance

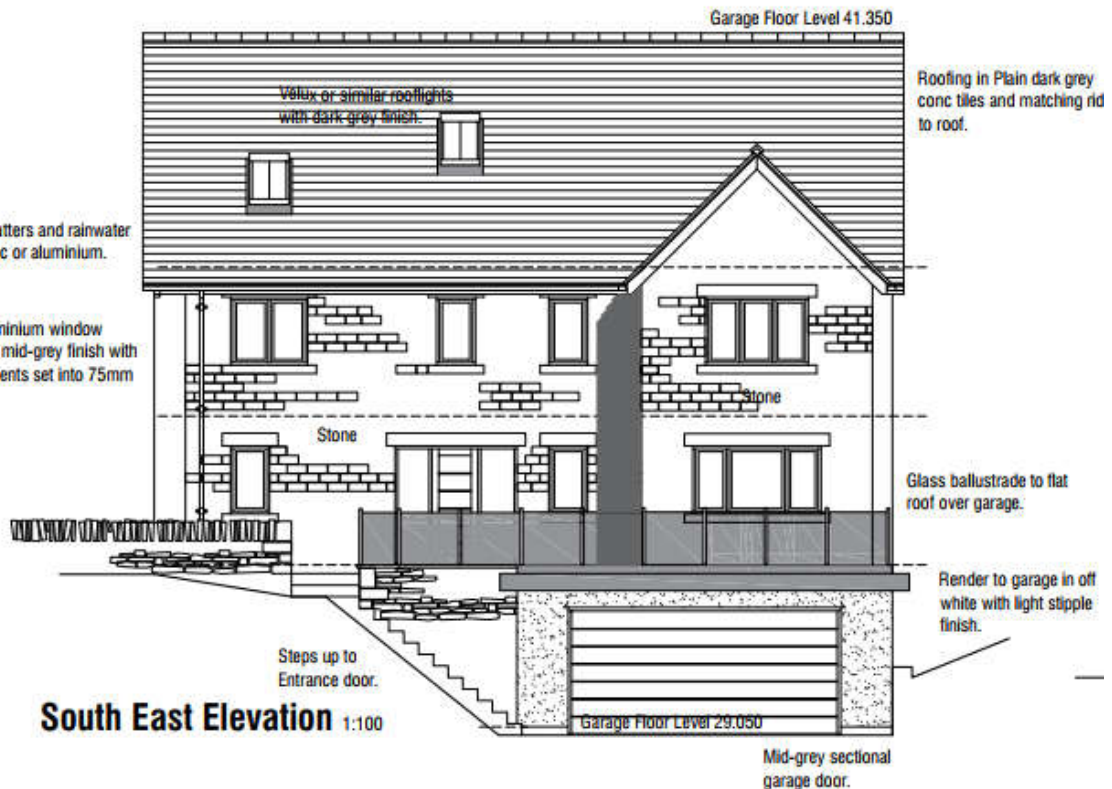


Fig 01. Front view of proposed dwelling.

The proposed dwelling is constructed over four levels and makes the best use of the severe gradients of the site without appearing to be overbearing. The lower ground floor garage is partially sub-terranean with two upper floors of living accommodation as well as the attics which give the house a traditional wide frontage, narrow plan appearance which is in keeping with other dwellings in the area and appropriate to the street scene.

The traditional form includes good quality materials and an element of contemporary design mixing render to the lower ground floor garage with stone above and a flat roof with a glazed balustrade. Windows have a traditional appearance with a vertical emphasis but are set into deep reveal and include dark grey frames that compliment the dark grey conc tiles to the roof.

The proposed dwelling set within a mature landscaped backdrop has the potential to enhance the local street scene and improve the visual amenity.

3.7 Access

The site is considered to be in a highly sustainable location close to local shops, schools and facilities. It has good public transport links to the villages and local towns.

4.0 Summary

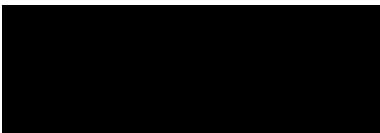
The proposals comprise the removal of an existing bungalow with no historic or architectural interest and its replacement with a larger family home to meet the needs of the applicant. The site is large enough to easily accommodate a dwelling of this size and retains large private gardens without compromising the privacy or amenity of any of the neighbours.

The existing bungalow adds nothing to the street scene and the proposed dwelling will have a positive effect on the general appearance of the area.

The proposals are Local and National Planning Policy compliant and look forward to receiving the council's support.

Please don't hesitate to contact me should you have any queries or require any further information.

Yours sincerely



MJ Booth
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