

11<sup>th</sup> January 2024.  
2203L01.

Barnsley MBC  
Planning Services  
PO Box 634  
BARNSELEY  
South Yorkshire  
S70 9GG.

Dear Sir/Madam,

**Re: Land Adjacent Royston Road, Cudworth, Barnsley, S72 8TT.**

We write to enclose our clients planning application for the above site for the proposed residential redevelopment of the land with a detached dwelling with attached garage.

You should find enclosed our completed application form, the associated topographical site survey drawing, the relevant design proposals drawing, a site location plan and a block plan for the site and from a design, access and context perspective may we clarify the following;

**Physical Context**

The land that it is proposed to redevelop is a roughly triangular parcel of land to the west of Royston Road in northern Cudworth in the “urban fabric” of this principal town within the Borough Councils’ Local Plan area.

The site is broadly level with nominal falls to south and to west and has maximum dimensions of about 21.8M deep (east-west) and 17.0M wide (north-south) giving an area of approximately 245M<sup>2</sup> close to Royston Roads’ junction with Sidcop Road off Pontefract Road in northern Cudworth approximately 5.5km north-east of Barnsley town centre.

To the north, east and west of the site is existing housing of predominantly traditional two storey terraced houses with more contemporary semi-detached houses to north and to the south is an existing convenience store with flat over and amenity/service yard and unused outbuilding between them and the development site along with the shared access to the adjacent terraced houses to the west.

The site is also broadly “open” and predominantly grassed with limited more formal landscaping or planting except a small area of existing bushes towards western end of northern boundary.

To further clarify the physical context of the site a couple of photos of the land and its setting are inserted on the following page.

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Building Design Services



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### **Socio-economic Context**

The proposed residential redevelopment of the land will create a new family dwelling to add to the local residential offer on an under-utilized parcel of land that currently offers no contribution to the local economy/environment.

### **Planning Policy Context**

The planning policies that have been a material consideration in the preparation of these proposals include at a national level the relevant aspects of the National Planning Policy Framework and at a local level the current Local Plan and the associated SPD's and the relevant policies on Design and Parking with the site being in the existing "urban fabric" of northern Cudworth in a predominantly residential area. The SYRDG has also been a material consideration and its relevant guidance on internal and external amenity/facilities.

### **Environmental Context**

Flood plans have been reviewed and this has highlighted that the site is in Flood Zone 1 and thus has a low probability of flooding as can be seen on the attached report/map. Also, there were no obvious signs of protected/priority species on the site with its limited size and status.

### **The Proposals**

It is proposed to redevelop this unused and under-utilized piece of land for residential development within this predominantly residential area of northern Cudworth, north-east of Central Barnsley.

The proposal comprises a new detached dwelling providing 4 bedroomed family accommodation with contemporary open-plan living, dining-kitchen and associated accommodation downstairs with bedrooms and bathrooms at first floor level and built-in storage at both levels across 141.25 sq m of internal floor space with individual room sizes of at least those guided and all in accordance with recommendations of SYRDG. The house also has an attached garage and min 6.0m long driveway to accommodate parking of 2No private cars on-site.

The layout of the building has been determined by the shape of the site and to ensure the recommended separation distance to the blank rear elevation of the proposed development from the rear extremities of the adjoining terraced houses to the west on Sidcop Road alongside providing approximately 84 sq m of private amenity space to rear where the southerly and the westerly aspects of the site can be enjoyed for the majority of the day and ensuring that the majority of principal rooms can enjoy the open aspect to the east facing Royston Road.

With the majority of the surrounding existing development being two-storey we are proposing development of the same scale with a building that offers the same "traditional" appearance as the "host" building (1 Sidcop Road) with coursed natural stone frontage facing Royston Road with secondary elevations (rear and sides) in matching facing brickwork under dual-pitched slated roofs with traditional window proportions with a vertical emphasis.

Cont'd...

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As already mentioned, the building is located just north of central Cudworth and all its associated amenities, both public and private including junior schools, doctors, dentists, vets, library, sporting facilities and shops and cafes and bars/pubs etc and public transport links to Barnsley, Pontefract, South Elmsall, Wombwell and Grimethorpe and the wider area via the local rail network.

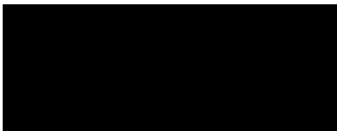
The proposed dwelling also has a screened storage areas for refuse and “level” approach can be provided to main entrance and the associated private amenity space to rear as previously described, that will be predominantly grassed as the land is now with the existing bushes retained and “managed” between the development and No.1a Royston Road to the north.

### **Summary**

From our assessments/evaluations our proposals seem compatible with local and national planning policy and design and parking guidance in a sustainable location to make full use of local amenities and public transport and bring into viable use what would otherwise be unused and under-utilized land that contributes little to local environs/economy and, therefore, we hope that our application can be viewed favourably during its consideration/ decision.

Generally, we trust you have all the information you need to validate and consider our application, however, if you should require anything further please don't hesitate to get in contact.

Yours faithfully,



Mr. John Early  
**For JE Architectural Ltd.**

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# Flood map for planning

Your reference  
<Unspecified>

Location (easting/northing)  
438909/409588

Created  
7 Dec 2023 9:31

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

## Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>










# Flood map for planning

Your reference  
<Unspecified>

Location (easting/northing)  
438909/409588

Scale  
1:2500

Created  
7 Dec 2023 9:31

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

