

26<sup>th</sup> June 2022.  
2211L01.

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

Dear Sir/Madam,

**Re: Proposed Extension to 12b Hall Street, Hoyland, Barnsley, S74 9JR.**

We write to enclose our clients planning application for the above for the extension of their existing premises off Hall Street in central Hoyland

You should find enclosed our completed application form, the associated measured 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**

12b Hall Street, is a single storey building that contains several self-contained managed/service business units on the south side of the shared yard/access that also provides the approach to 12a Hall Street that is within the same overall ownership off Hall Street in central Hoyland between its Junction with King Street to the North and Southgate to the South.

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

Adjoining the building is a mix of residential and other commercial and retail uses that make up parts of the secondary retail frontage of the towns' primary shopping area and the wider district centre.

The Existing buildings overall have a footprint in the region of 130M<sup>2</sup> and are constructed in painted/rendered masonry walls under a flat roof abutting the sites southern brick boundary wall and incorporating white PVC windows and painted timber entrance and fire exit doors.

The shared yard/access is surfaced in tarmac throughout and there is no "soft" landscaping.

Cont'd...

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Building Design Services



View of shared yard/access facing West.



View of setting of proposed extension.

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### **Socio-economic Context**

The proposed extension and alterations will enable the creation of a further managed small business unit to add to the premises commercial accommodation in what was otherwise an under-utilized building offering no contribution to the local economy.

### **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 associated SPD's and the relevant policies on Design and Policy with the site being located in the existing District Centre of central Hoyland next to eastern fringe of the local primary shopping area and secondary retail frontage.

### **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. Also, there were no obvious signs of protected/priority species on the site with the buildings being relatively new with well-sealed roofs and walls and limited entry or roosting points.

### **The Proposals**

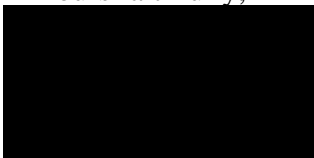
It is proposed to convert and extend a semi-redundant small storage building, where a previous building was historically demolished, to create another self-contained managed/serviced business unit to compliment and supplement the existing business units in a building constructed from matching rendered masonry walls with matching windows & doors under a tiled pitch roof with PV Array to provide on-site electricity generation to enhance the overall sustainability of the site. The existing shared yard and access will remain as existing in tarmac hard-standings throughout.

### **Summary**

The proposals seem compatible with local and national planning policy in a sustainable central location to make full use of local amenities and public transport and brings in to commercial use what would otherwise be under-utilized accommodation that contributes little to local 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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