

Planning Statement

18 July 2013

For Proposed Redevelopment of 87 – 89 Sheffield Road, Penistone, S36 6HJ to Form 4 New Town Houses with Off Street Parking

Assessment and Justification for Development

The Unitary Development plan designates the site as an employment policy area, however there is existing residential use on the site and there is also residential use in the existing commercial premise. Both the residential and commercial aspects of this site have been unoccupied for twenty years.

Current local market conditions will not support the reinstatement of the butchers shop or slaughter house as the main shops of similar description are located in the heart of penistone approximately 1 mile from the sites location and therefore the site is no longer in a prime position.

Current market conditions do support the development of town houses in this locality and as such the proposal is to provide four number four bedroom town house properties with plenty of garden space and off street car parking.

The design of the buildings will reflect the style, proportions, materials and features of the area. The sitting would be consistent with the pattern of development within the area and would relate well to neighboring houses. The proposal also presents an opportunity to enhance the site as a whole as currently it is a extremely dilapidated state that is uneconomical to renovate.

The planning officers have indicated in pre-application advice acceptance of the principal of the scheme in regards to its proposed residential use and the scheme has also seen the reduction in plots in order to prevent an overdevelopment of the site in line with planning officers comments.