

**Simon Elliott Associates
Planning & Development Consultants**

**9, Farnaby Gardens, High Green,
Sheffield S35 4FZ**

16 April 2024

Our Ref: SEA/902/G

Your Ref:

Barnsley Council
Development Management Section
PO Box 634
Barnsley
S70 9GG

Dear Sir/Madam

**Re: Proposed Erection of a Detached Dwellinghouse,
At Berry Lane Cottage, Berry Lane, Howbrook.**

13 MAY 2024

received by.....
ORIGINAL COPY

I am writing to you in connection with the above-mentioned proposal.

I have been appointed to submit a formal Planning Application for a site on Berry Lane in Howbrook. As you will see from the attached plans, we are proposing to erect a new dwellinghouse to replace the existing one at Berry Lane Cottage, adjacent to Berry Fold Farm. This planning application is accompanied by the completed application form, application fee and the existing and proposed plans of the existing and proposed properties on this site.

As you will see from the attached details, the existing dwelling is predominantly finished externally with rendered walls, with pitched tiled roofs. The dwelling is in a very poor state of repair and the applicant wishes to replace it with a new dwelling that will be faced in coursed natural stone, which is much more in keeping with the neighbouring building at Berry Fold Farm and Berry Fold Barn. The proposed dwelling is located on the same site as the existing one and it is considered that it will fit in very well with the neighbouring dwellings and ancillary building, which are predominantly constructed of natural stone with flat profile roof tiles or slates.

It is considered that the proposed development accords with the Council's current Planning Policies and guidelines for the replacement of dwellings within the Green Belt in all respects. The design of the proposed dwelling is considered to be more appropriate than the appearance of the existing one and the floor area and overall massing of the property are not materially or significantly larger than the existing one to represent inappropriate development in this location.

There are a number of trees around the application site, as can be seen from the submitted plans, however, owing to their size and location none of them will be affected or need to be removed as a result of this proposal.

I trust that the Council's Design and Conservation officer(s) and the planning officers agree that the details and design of the development that is proposed for this site represents a material improvement on the building that currently occupies this site, and as such, the redevelopment of this site should be and I presume is, welcomed. The significant improvements in the appearance of the proposed dwelling (compared to the existing) will clearly represent a positive impact on the character and visual amenity of the area and I trust that this proposal will be supported by the Council.

I look forward to hearing from you with regard to the progress of this planning application in the near future. However, if you require any additional information or amendments to the proposed details, please let me know as soon as possible.

Yours faithfully

A black rectangular box redacting the signature of Simon M Elliott.

Simon M Elliott - Dip URP

A black rectangular box redacting the footer information.