Infill, Back land & Tandem Residential Development page 1

UDP Policy H8D & UDP Policy T2

In reply to the above notices:

The proposed flat extension of 2 Watson Street is designed to blend in and make use of an unsightly area of land that over the years has been used by drug addicts, car/body repairs and a way for thieves to gain access to the rear of the shops, a children's playground and dumpsite.

The design of the single bedroom flat will be far superior to many of the back to back houses in Watson Street and surrounding area, utilising modern building methods including energy saving devices without the loss of the external character.
Stone from the now demolished Infants school in Watson Street has been saved for re-use for the new build.

The infill property will be more in-keeping in design than many approved infill properties and unsightly extensions that have taken place in Watson Street, Chapel Street, Beaumont Street to name but a few, particular efforts have been made to meet the approval of adjacent neighbours who incidentally are in favour of the building (see letters) the outward appearance and aesthetics will be far superior to the existing view from Watson street of the gable end of number 4 and the rear view of the shops. **(see recent photographs)** as a side issue the gable end of 4 Watson Street will be better protected from driving rain, which suffers from damp.

The proposed Victorian design rear communal courtyard is carefully planned to accommodate the needs of the tenants that will include lighting, seating, tub planters and covered recycle bin area.

Regarding overlooking neighbours, from number 15 Hoyland Road up, these shops and flats overlook the rear garden of 4 Watson Street, and in no way is the proposed Flat detrimental to their outlook, Number 11 Watson Street 1st floor rear shop store room window overlooks the rear back wall of 4 Watson Street and not the proposed Flat extension.
The existing 1st floor flat rear bedroom window above 9 Hoyland Road will be flanked by the new staircase and rebuilding of the existing flat roof of 2 Watson Street (on another application) delayed building works on the outcome of this application, all other windows are on the front elevations of Hoyland Road and Watson Street.
After initial consultation with Jo Hammond some time ago she suggested that we step back the front elevation above the garage entrance adjacent to 4 Watson Street to avoid overshadowing, which we have done, it gives a much more interesting design, and meets the approval of the owner of 4 Watson Street.

The finished appearance of the proposed flat will be similar to the view at the corner of Fitzwilliam and Princess, which is in-keeping with the local architectural design.

The proposed flat will not take away existing parking, the local amenities which are all within 2 minutes walking distance, include a supermarket, butchers, 2 cafes, decorators, DIY, many public houses and fast food take-ways, hair dressers and the new Hoyland Common School, Hoyland Town Centre is just a short bus ride therefore this development is best placed for greener habitation thus reducing the need of car ownership.