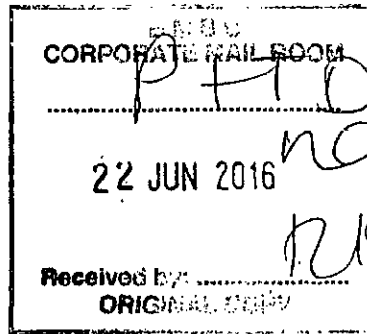




Mr. & Mrs. J Shaw
128 Park Grove
Barnsley
S70 1QE

21st June 2016

Dear Sirs

Re: Application Reference Number 2016/0623, 132 Park Grove, Barnsley, S70 1QG

We object to this application and request that it be refused for the following reasons:

Parking and Highways - General

The existing area is subject to intense parking pressure. This results in the need for pavement parking by existing residents. There is widespread parking at junctions which impairs visibility. Residents frequently need to make informal use of private parking space to the rear of the Doctors surgery for overnight parking.

The existing off-road parking space to the rear of the property was rarely used by the previous occupier. It is assumed that this was either because of the small space available, or more likely due to the lack of safe, clear manoeuvring access resulting from parked cars both adjacent the gate and on the opposite side of the road.

The development will further exacerbate parking stress within the locale and increase the likelihood of unsafe parking around junctions. This in turn has the potential to reduce overall highway safety in an area that has a good proportion of family housing and where children are frequently playing and walking to and from school or to Locke Park.

The application fails to address this adverse impact.

The effect of the application must also be considered in the context of the cumulative effect of widespread existing and recently-consented HMO within the locale.

Specifically, it is requested that advice and opinion is sought by the Authority from South Yorkshire Fire & Rescue in relation to obstruction risk. Fire appliances have struggled to safely manoeuvre around junctions near the address.

Parking and access – Doctor's surgery 124-126

The Authority's attention is drawn to the presence of the Doctors surgery, which is an important community asset, in order to address any potentially incorrect assumptions regarding parking and access.

The small car park to the rear of the surgery will accommodate a maximum of 6 cars, of which one space is reserved for disabled users of the basement rooms. The car park is used by the practice staff, but although it is available for patients, access constraints and its location on the basement level mean that it is rarely used. As a consequence, nearly all patients will park on the road in front of the surgery. Furthermore, many elderly and mobility-impaired patients visit the surgery via the ramped entrance on Park Grove.

At peak hours, poor parking choices by patients and those delivering them can be evident. Parking and waiting on the corner of Charles St/Park Grove is commonplace, and the rear access to No.127-upwards is frequently blocked.

NHS requirements for extended opening necessitate long work hours for support and admin staff, meaning that the surgery building is in use at nights and weekends.

As a consequence of the above, the rear access into Charles Street is heavily used and the traffic and parking generated on Park Grove by the Surgery is greater than that of a dwelling.

The proposed application would add to the existing parking issues and does not address the increased detrimental impact on parking and road safety. The associated application/intention for change of use to No.118 into flats and/or HMO would further exacerbate the issue.

The Authority should also consider obligations under the Equalities Act 2010 with regard to the individual and cumulative impacts which the proposed development/s would create on users of the surgery, particularly in relation to low-mobility access.

Structural Integrity - Highways

There is a discrepancy between the proposed and existing elevations provided by the applicant, suggesting that an existing doorway to the rear of the property would be sealed up, which also conflicts with the plans and Design & Access Statement. The Design & Access Statement refers to a staircase at the front of the house which is not shown on the drawings.

Dependent upon the Applicants actual intentions, the development may require the formation of a large excavation to the front of the dwelling. To reach the necessary formation level may require excavation to a significant depth. The excavation is adjacent the footpath of the highway which may be affected by the zone of influence.

Structural stability may also be further impaired by the presence of a boundary wall within the zone of influence. It is a commonplace occurrence for such walls to properties of this age to have shallow, informal foundations.

When corrected information is received from the Applicant, it is suggested that this should also include additional, detailed dimensioned sections for review and comment by interested consultees.

Drainage - Foul

Sewage from No. 132 discharges into the foul drain within the highway on Charles Street. It is understood that a blockage occurred within recent years which caused sewage to enter the basement of the property with an upstream impact on houses further up the street. A truck-mounted jetter was used to resolve the immediate issue. It is not known how or if the cause was fully established and remedial works undertaken to prevent recurrence.

The proposed development will increase the loading on the foul waste network and may increase the likelihood and magnitude of recurrence.

It is noted from the application that Yorkshire Water is not listed as a consultee. In this instance, it may be relevant to seek their input in order to determine whether the required action to prevent recurrence was undertaken and also for their comment on the increased flows resulting from the new development.

Drainage – Surface water

Drainage to the front elevation of a significant number of houses on Park Grove are via informal soakaway, whether to above ground discharge or to dummy gullies. This cannot be determined from a visual inspection. The creation of any lightwell or staircase structure to the front of the building is likely to suffer from water ingress. Additionally, the subtraction of soakaway soils resulting from the excavation will also detract from the overall effective rainwater management.

From inspection of the Yorkshire Water drainage record drawings, we note that no drainage is shown to the front of the existing dwelling. It is therefore a possibility that soakaway drainage has been used.

Loss of amenity and erosion of the character of the area

The proposed development would result in the loss of a desirable family home and also impair the reasonable enjoyment of surrounding properties by virtue of the impacts outlined elsewhere within this objection.

The adverse effects of this specific development, its associated development at No.118 and the cumulative effect of recent similar changes of use within the locale will exacerbate this. It is important that this particular development is not considered in isolation, as it reflects a growing trend within this area of the town centre.

The effects of this trend are in direct conflict with the Authority's own regeneration plans, for which ensuring that desirable homes for medium and higher earners are an integral part of ensuring that a vibrant and well-balanced community is maintained and strengthened within the town centre area.

The Authority's attention is drawn to its own press release which can be found in full at this location:

<https://www.barnsley.gov.uk/news/working-towards-a-better-barnsley/>

Abstract:

Working towards a better Barnsley

16 July 2014

A plan setting out how Barnsley Council will meet the challenge of restructuring and growing the local economy in order to reach its aspirations of a better Barnsley, offering a brighter future for residents, has been released.

The Jobs and Business Plan 2014-17 is a three-year plan which aims to lay the foundations for creating 39,000 new jobs and 1,600 new businesses in order to close the economic performance gap that Barnsley faces. It will set the direction for a strong and stable future for the borough.

It is one of four planned council strategies which also include housing, transport and employment and skills, that aim to make the borough a thriving and unique place to live, work, visit and trade; providing imaginative public space, arts, culture and urban living. Together they set out an integrated plan for the economic regeneration of Barnsley.

Despite investment over the last 20 years, Barnsley still faces economic and social problems and its economy is too small for the size of the borough.

The plan states that for Barnsley to close the economic performance gap it need more new businesses, more job opportunities, more productive businesses and better skills and training for Barnsley people.

Five key steps are identified for achieving the councils' business aims, focusing on increasing the quantity of businesses and jobs:

- Invest in infrastructure
- Attract inward investment
- Improve the town centre
- Grow existing businesses
- Encourage higher activity start-ups

Neighbour notification and publication

There has only been limited neighbour notification, notably missing out key stakeholders such as residents on Charles St and the Doctors surgery.

Furthermore, by virtue of omission or vandalism, there is no public notification present on the nearby lamp posts.

The outcome is that the application appears to being progressed outside of good practice. This is further evidenced by the applicant's choice to commence works at the associated property at No.118 without lawful consent, and to continue these works after consent had been refused.

Design - Dormer

The Applicant's intention is to create a third floor extension by means of a flat-roofed structure over nearly all of the rear of the property. This appears to have been introduced with the sole intention of allowing the existing single attic room with limited head-height to be expanded and split into two so as to increase occupancy.

Although this is positioned to the rear of the house, due to its excessive size and the site orientation it would be a prominent feature of the street-scene. It is acknowledged that small dormer windows are present at the rear of some houses in the wider district; however these are invariably far more discrete, generally only visible from the rear, with owners favouring pitched roofs in order to reduce maintenance and improve aesthetic appeal.

The proposal is lacking in architectural merit and will be highly visible from both Charles Street and Park Grove.

There is no precedent for any such dormer structures on Charles St which are visible from street level.

Design – Front Access

The Design & Access Statement incorrectly asserts that there is a local precedence for stair wells created in the front gardens. This is inaccurate as no such designs are present to any houses on Park Grove, Charles St, Mount St, or indeed any street in the immediate vicinity.

The Authority should note that the front garden is south/west-facing, making it a pleasant, sunny place to sit and enjoy summer afternoons and evenings. A number of residents on this side of the street enjoy this aspect, in preference to use of the rear gardens which are over-shadowed by early evening for most of the year.

The existing front garden is small, and the change in level between basement and front garden is such that a number of steps and a lower landing zone would be required to provide an access/egress stair which fully complies with Building Regulations. The creation of either a stair or light-well structure would take up an unacceptably large portion of the garden which would adversely detract from the aesthetic character of the street scene and also irreversibly impair the amenity value of the garden.

Refuse Storage & Collection

The Design & Access Statement does not address refuse storage and collection.

Refuse collection from the Park Grove properties in this zone are from the rear of the dwellings, in this case, from adjacent No.1 Charles St.

Bin storage (4No) would need to be at the back of the property. Similarly-sized 4/5-bedroom properties have 2 large and 2 small bins, dependent upon the ratios of re-cycled disposal. It is assumed that the flat will have lesser needs, which would suffice with 4No small bins.

The Applicant does not appear to have addressed how 6 small bins and two large bins will be stored in a suitable manner. It should be noted that the rear yard is highly visible from No's 130, 134, 136 and 138 and No. 2 Charles St., so it would be far from satisfactory from a visual amenity perspective. Additionally, fire hazard from such a large concentration of waste containers should be considered by the Applicant.

Yours faithfully

A black rectangular box redacting the signature of Mr and Mrs J Shaw.

Mr and Mrs J Shaw