

Outline application for residential dwellings at the site adjacent to the west of St Mary's Catholic Church, Talbot Road, Penistone, Sheffield S36 9ED

Date: 1st May 2024

Rev: Planning application issue.

Proposal

Outline application with all matters reserved except access for the erection of 6no. detached residential dwellings the above site at Talbot Road, Penistone. Whilst we have submitted a site layout which is based on 3-bedroom 2-storey + Attic style units, we are only intending to establish the principle of the site's development via an outline application with all matters except access reserved.

Talbot road is predominantly residential, with a small police station at the eastern end junction with Bridge Street and Saint Mary's Catholic Church mid-way on the northern side of the east-west section of the road west of Bridge Street.

Existing houses on this stretch of the road are detached houses with off-street parking.

Planning context

It should be noted that the proposed site falls within an area which is identified by Barnsley Council as a future zone for residential in Barnsley Metropolitan Council's Local Plan use – Site reference HS71 Land at Talbot Road. The area described is bounded by Talbot Road to the south & west, bridge street to the east and the rear of existing building plots to the north off of Thurleston Road.

Additionally the site sits adjacent to the southern boundary of an area identified in a previous outline planning application for residential development Reference no. 2018/0466. This application was submitted in 6th April 2018 and approved 20th March 2019. This application and it's approval highlight's the authority's positive approach to residential development in this area.

Summary

Given the application is for residential development in a residential road, on a site designated for residential use it is our view that this application conforms with the requirements of the approved local plan.