

343 Darton Road, Mapplewell, Barnsley

Supporting Statement

TH0/01/22/BAR

May 2022

Rollinson Planning Consultancy

- 1.1 This is a very straightforward application to amend condition 1 of planning permission 2021/1175.
- 1.2 There is some history behind this scheme; for a domestic garage it is very long. The LPA will be well aware of the history of this site.
- 1.3 The fact is that the position of the garage is now approved by way of planning permission 2021/1175.
- 1.4 The only matter between us is the roof of the garage; all other matters have been resolved.
- 1.5 The submitted drawing from Peter Thompson MCIAT, clearly shows the various roof heights of various previous schemes.
- 1.6 Clearly, this is not a non-material amendment, hence this application.
- 1.7 The garage is in the approved location. It is merely the form of the roof that has changed.
- 1.8 We find it difficult to see how the now proposed roof will have any more impact on the streetscene that which is approved. It is no higher and the rest of the roof must reasonably be seen in the context of its suburban surroundings.
- 1.9 The Planning Officer's report on the last approval noted that: -
- The site is a large plot.
 - No. 345 is set well back from the adjoining boundary.
 - The properties to the east of the site are at a much a higher level than the site.
 - The site is bounded by conifer hedging.
 - No rooms in the roof space (the same applies now).
- 1.10 We believe this to be nothing more than an amendment to a scheme which has already been deemed acceptable. Nothing more, nothing less. It is not a new planning application for the approved garage. This will have no more impact on the streetscene (for what it is worth in its suburban context) than the approved scheme. Nor will it impact any more on the neighbouring properties. This is an old fashioned 'minor amendment'.

