Following the issue of the decision notice in respect of application reference 2023/0880 we would like to comment as follows.

As you will be aware, we are a locally based chartered architectural practice with more than 35 year's experience dealing with planning applications, the vast majority of which have been successful and indeed involved the planning authority at BMBC.

We were involved with the preparation of the proposed dwelling details for the above application based upon the considered opinion that the site should be classified as 'infill' development within the village of High Hoyland.

The proposed dwelling therefore was designed as a non-controversial structure that would sit comfortably within the established street-scene and not be incongruous. It is important to note that the proposed dwelling actually sits between a three storey dwelling, 'The Mount' to the northeast and the two storey element of Greenland Cottages to the southwest. These existing properties and the relevant street-scene are clearly shown on the above attachments.

It is our opinion that the height and profile of the proposed dwelling does indeed sit harmoniously in the street-scene and this is borne out by the attached images.

The assertions made in paragraph 2 of the refusal notice are therefore, in our opinion, both disingenuous and factually incorrect.

Furthermore, it is surprising that at no time during the planning process where we informed of any concerns regarding the design of the dwelling.

The first time we were made aware of any concerns in this regard, was when the decision notice was issued.

A cynical person might conclude that the planning authority chose not to notify us of such concerns, because to do so would allow an opportunity for us to address any design issues specifically related to the dwelling. By not raising concerns, an opportunity to include a further reason to refuse could be introduced.

Regards.

Peter


The Mount
Write a description for your map.
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DRIVE
Google Earth