

**Simon Elliott Associates
Planning & Development Consultants**

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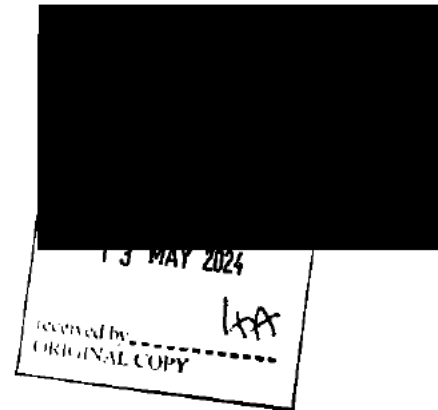


18 April 2024

Our Ref: SEA/902/G

Your Ref:

Barnsley Council
Development Management Section
PO Box 634
Barnsley
S70 9GG



Dear Sir/Madam

**Re: Proposed Erection of a Detached Dwellinghouse,
Adjacent to Berry Lane Cottage, Berry Lane, Howbrook.**

I am writing to you in connection with the above-mentioned proposal.

I have been appointed to submit a formal Planning Application for a site on Berry Lane in Howbrook. As you will see from the attached plans, we are proposing to erect a new dwellinghouse adjacent to the existing properties at Berry Fold Farm Berry Fold Barn and Berry Fold Cottage. This planning application is accompanied by the completed application form, application fee and the existing and proposed plans of the application site and the adjacent properties.

As you will see from the attached details, there are currently three dwellinghouses and a number of other buildings adjacent to the application site. The majority of these are constructed of natural stone, apart from the adjacent Cottage, which is faced externally mainly with rendered walls and pitched tiled roofs. The proposed dwelling is located between the existing cottage and Berry Lane and in line with a recently approved dwelling closer to the junction of Berry Lane with Hollinberry Lane it is considered that this proposal represents an acceptable form of infill development within the village of Howbrook.

It is considered that the proposed development accords with the Council's current Planning Policies and guidelines for the erection of infill dwellings within the Green Belt in all respects. The design of the proposed dwelling is also considered to be appropriate for this site, in the form of a small cottage, with natural stone walls, heads and sills and flat profile slate or artificial slate for the roofs.

There are a number of trees around the application site, as can be seen from the submitted plans, however, owing to their size and location none of them will be affected or need to be removed as a result of the proposed development.

I trust that the Council's Design and Conservation officer(s) and the planning officers agree that the details of the external materials and the design of the proposed dwelling represents an attractive and appropriate form of development for this site and I trust that this proposal will be supported by the Council.

I look forward to hearing from you with regard to the progress of this planning application in the near future. However, if you require any additional information or amendments to the proposed details, please let me know as soon as possible.

Yours faithfully

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Simon M Elliott - Dip URP

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