



GARRY GREETHAM
Residential Design Consultant

Re: Brief Supporting Statement to Complement the Outline Application Submission.

At: Land off Hunningley Close, Stairfoot, Barnsley. S70 3PH

For: Mr. Dave Gill.

The information below hopefully will help to clarify the requirements of our mutual client, namely;

- i) Please note that this parcel of land had the benefit of an Outline Planning Approval – Approval No: 2019 / 0381; Approval Date: 3rd. April 2020 – and therefore is now out of date and at present, this small parcel of land is now neglected and over grown.

This previous approval had 3 no. detached units and a pair of semi-detached units with single car parking spaces for each unit.

- ii) Our proposed scheme is basically along the previous design (i.e. siting; drive way, orientation etc.) however now we have reduced the scheme to 4 no. detached units with 2 car parking spaces per unit together with 2 no. separate spaces for visitor parking – therefore helping to avoid the chance of parking on Hunningley Close, we feel that this works better.

The car parking spaces are min. 5.00m long x 2.50m wide however where any spaces are located width adjacent any fencing, these will be 2.750m wide.

The scheme also indicates the turning facility of vehicles as indicated on the Site Layout Dwg. No: 514-02.

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- iii) The proposed scheme includes accommodation within the roof space with the use of 'attic trusses', in order to obtain a further bedroom hence the reason for a higher ridge line – therefore making these units 2 and half storeys.

We have indicated approx. dimensions from the finished external ground floor level to both the underside of the eaves and also the ridge line on our Elevation drawings.

Also all the materials for this development will be matching those of the surrounding properties.

- iv) Both the Foul and Surface Water will be taken via the existing combined system of drainage on site – as per the Drainage Layout Dwg. Nos. 514-03 and away via the existing inspection chamber located to the rear of Plot 3.

As and if required, the surface water could be stored via a 'hydrobrake' system.

- v) As required by the Planning Department, we have requested a Tree Survey in respect of the tree located to the front corner of the site which is damaging not only the front feature ornate brick walling (as this is to be retained and used as screening to Plot 1 rear private garden area) but also the adjacent footpath on Hunningley Close and also the adjacent dwelling driveway.

This survey is being undertaken by AWA Tree Consultants of Sheffield and it is our intention to replace the loss of this tree with 5 no. smaller bur colourful species and note that we will issue this report on receipt, to accompany this application.

- vi) Also a Bio Diversity Net Gain assessment is being carried out at present by Whitcher Wildlife of Darfield, Barnsley and again, on receipt, will be issued to accompany this application. The inclusion of additional trees and shrubbed areas proposed, will help this BNG situation.

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