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BMBC
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14 September 2022

Dear Sir,

2, Overdale Avenue, Worsbrough S70 4BB

Please find a planning application for a new 2 bed dwelling on a vacant site adjacent to the above address. The proposal fully addresses concerns on some issues raised in an earlier consultation by other parties.

The site is at the junction of Yews Lane and Overdale Avenue and is currently rubbish strewn and unsightly. It does have clear boundaries defined by existing hedges, fences and walls.

The site is designated urban fabric in the Local Plan.

Overdale Avenue is mainly developed with simple, undistinguished semi detached properties in modest plots. The northern side of Overdale Avenue, opposite the application site is, however, developed with a range of town houses, different in materials and with single drives with no turning facilities in this more modern scheme. The rear of the proposed site is occupied by a single storey retail building with no openings facing the development site.

There is no strong indication of any particular street scene in the vicinity as Yews Lane and Overdale Avenue contain buildings varying widely in scale, finishes and orientation.

The proposed house is a detached 2 bed property with modern facilities internally. The building and private garden spaces fully conform to the requirements of the South Yorkshire Residential Design Guide of rooms and garden requirements.

The materials will match those of 2 Overdale Avenue as far as practical. The front elevation features a double height bay window as a reference to the fenestration of the

existing adjacent properties to continue what aesthetic architectural value exists to the earlier properties.

All the main windows to the north and south elevations to living spaces are open to the sky and existing retail structures do not intrude in light terms.

Unlike the recently constructed town houses (Hazel Gardens) turning space is adequately provided to the proposed house to allow a normal domestic manoeuvring vehicle to leave in forward gear. The gable of the proposed building has few openings to Yews Lane and is no closer to the edge of the site than Hazel Gardens but benefits from a softer, densely planted screen fence rather than a bleak, bland wall to the street.

The forecourt to the new house allows for building materials and equipment to be stored during the construction period with no impact on the Avenue.

In summary, this small attractive house will be a vast improvement to the visual amenity of the immediate area and help a young family to have a safe and comfortable home in a modest location.

Yours faithfully

