Building Design Services

25th March 2024.
2320L01.

Barnsley MBC
Planning Services
PO Box 634
BARNSLEY
South Yorkshire
S70 9GG.

Dear Sir/Madam,

Re: Rotherwood Lodge, 1A Clarel Street, Penistone, South Yorkshire, S36 6AU.

We write to enclose our client's planning application for the above for a single storey side extension to the existing dwelling.

You should find enclosed our completed application form, the associated survey drawing, the relevant detailed proposals drawing, a site location plan and a block plan for the site and from a design, access and context perspective may we clarify the following.

Physical Context

Existing single storey dwelling constructed with rendered external walls predominantly and coursed natural stone front elevation under slated pitched roof with dual-colour PVC windows and doors formed when converted and extended following planning approval in May 2019.

Dwelling sited on a rectangular plot off Clarel Street close to where it meets the High Street and the Green just south of central Penistone within the existing "urban fabric" of the town centre on the south-western edge of the town's conservation area approximately 10.5km west of Barnsley.





General Views of 1a Clarel Street from North and South.

[redacted]

JE Architectural Ltd, Registered in England and Wales. Registered No: 07685836. Registered Office; 23 Windmill Road, Wombwell, Barnsley, S73 8PW.

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Socio-economic Context

Although it is not anticipated that these small-scale domestic works will have a significant impact upon the local social or economic environment, they will optimize the accommodation of the existing bungalow to ensure its sustainability and longer term viability/flexibility and its contribution to its environs.

Planning Context

The planning policies that have been a material consideration in the preparation of these proposals include at a national level the relevant aspects of the National Planning Policy Framework and at a local level the current Local Plan and the relevant policies on Design and "Conservation" with the site being in the existing "urban fabric" of Peniston and its corresponding conservation area.

Environmental Context

Flood plans have been reviewed and this has highlighted that the site is in Flood Zone 1 and thus has a low probability of flooding as can be seen on the attached report/map. Also, there were no obvious signs of protected/priority species on the site with it being a relatively recently converted and modern building with "well-sealed" walls and roofs.

The Proposals

It is proposed to add a small single storey extension to the side of the existing dwelling towards the rear of the previous extension to avoid any impact upon the bungalows existing drive and parking and undertake the associated alterations to provide additional living and sanitary accommodation to optimize the use/flexibility of the existing dwelling as can clearly be seen on application drawings.

Summary

From our assessments/evaluations our proposals seem compatible with local and national planning policy and design guidance in a sustainable location close to Penistone's existing local amenities and public transport links to Barnsley, Sheffield and Huddersfield and onward via the wider rail, bus and coach networks and ensure the longer term sustainability and viability of the building and its contribution to its local environs/economy and, therefore, we hope that our application can be viewed favourably during its consideration and decision.

Generally, we trust you have all the information you need to validate and consider our application, however, if you should require anything further, please don't hesitate to get in contact.

Yours faithfully,

[redacted]

Mr. John Early
For JE Architectural Ltd.

[redacted]

Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	**424493/402844**	**25 Mar 2024 7:47**

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger that 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

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Environment Agency

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
424493/402844

Scale
1:2500

Created
25 Mar 2024 7:47

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60m

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