

DC
Barnsley Metropolitan
Borough Council

20 OCT 2009

Corporate Mail Room
NO CHQ

Alexandra Cotton
Barnsley Council
PO box 604, Barnsley S70 9FE

Mr. & Mrs Kelleher
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Wednesday 7th October 2009

Dear Alexandra Cotton,

Further to our meeting, I would thank you for your considered advice and assistance with regard to the Station Inn, 128 Doncaster Road, Darfield.

I accept your suggestion to retract the existing planning application No. 2009/1233.

I give you my permission to cancel that application.

Taking your views into account I have redesigned the site and have supplied a preliminary sketch layout and proposal for your consideration and I look forward to your comments in due course.

The houses proposed are of a comfortable and spacious size allowing for good sized rooms. The ground floor would have a large front kitchen diner with a rear lounge having patio doors onto the garden, there is space for a cloak room. The first floor would have 2 bedrooms and a family bathroom. The second floor would have a bedroom with ensuite and a store room. The houses would be set slightly back to allow for a small front area probably with a low level wrought iron fence alongside the path. It would be attractive for each house to have a front bay window feature. The gardens are of a good size and would have a wide rear access path with a security gate at the car park end. At 2 metres this path is wide enough for 2 people to pass with bins or bikes easily.

The existing car park and entrance are to be continued. The car park would have an area marked out for bin storage on collection days. The entrance is wide and leads directly onto Balkley Lane meaning that cars can pull off Doncaster road and enter the car park without affecting the main road.

The waste pick up lorries can park in Balkley Lane to load without having to hinder the main Doncaster road.

The car park would simply require re-surfacing and the rear gardens are largely covering an area of existing garden space. The rear access path would be wide enough to allow the retention of any border trees along the existing high red brick wall.

These gardens and rear patio doors are facing south west so would be pleasant and bright. To avoid having a high ridge line I would suggest a flat roof ridge so that the visual appearance of height is not dis-proportional to surrounding terraced housing in the road.

Details of brick colour, window style, and roof slate colour can be agreed at a later stage following discussions between yourselves and an eventual developer, but it is agreed that these should be in keeping with the surrounding area..

Yours faithfully



