

Heritage Statement in support of application to erect a three bedroom detached house adjacent to No 8 Clarel Street, Penistone

Design

The proposal in Clarel Street on a large grassed garden area located between 8 Clarel Street and 108 High Street, Penistone, originally enjoying planning approval for a detached house approved 2nd October 1980 and not progressed at the time. The house has been designed to be in harmony with the adjoining properties.

The front elevation being of coursed stone with stone heads and cills, the sides and rear elevation to be in matching red brickwork with stone heads and cills. The roof to have a pitch and ridge line to match adjacent properties to ensure continuity of the street scene.

The roof to be covered with grey tiles, Redland Cambrian or equal.

It is felt that the proposal would fit in harmoniously with the nearby properties in the conservation area and the adjacent listed building setting.

Access

The existing dropped kerb vehicular entrance is to be retained with ample car park space for two vehicles and having a turning area to ensure ingress and egress of the site in a forward facing direction.

Reference is made to the comments made in the Pre Application Enquiry 2022\ENR\00490. The proposal appears to meet the required separation distances and would provide adequate garden space.

Drainage details have been obtained from Yorkshire Water and alterations made to the line of drainage to comply with requirements.

Provision has been shown on the plan of

1. Electric charging point for electric powered vehicles
2. Bin storage space within the site
3. Covered bicycle storage space

A mining risk assessment has been obtained from the Coal Authority and accompanies this application.

2 May 2023