Building Design Services

23rd May 2024.
2316L01.

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

Dear Sir/Madam,

**Re: 18 St Mary's Garden, Worsbrough Village, Barnsley, South Yorkshire, S70 5LU.**

We write to enclose our client's planning application for the above for the proposed extensions and alterations to the rear of the existing dwelling.

You should find enclosed our completed application form, the associated survey drawing, the relevant detailed proposals drawings, 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 two storey dwelling constructed from external walls of predominantly brickwork with art-stone features under profiled concrete tiled pitched roof with white PVC windows and doors and substantial conservatory to rear.

Dwelling sited on intermediate plot on the southern edge of St Mary's Garden in Worsbrough village close to the south-eastern edge of the village's "urban fabric" and the closely comparable village conservation area approximately 4.5km south of Barnsley Town Centre.





General Views of House from North-West and South-East.

[redacted]


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## Socio-economic Context

Although it is not anticipated that these domestic works will have a significant impact upon the local social or economic environment, they will enable the modernization of the house to ensure its sustainability and the longer-term viability of the dwelling 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 the village and it closely 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 modern building with "well-sealed" walls and roofs.

## The Proposals

It is proposed to remove the existing defective conservatory and replace this with a two-storey rear extension in matching materials to provide an new enlarged family kitchen and dining room downstairs and a new ensuite master bedroom and enlarged second bedroom upstairs in association with part single storey extension to the rear of that to provide further contemporary living accommodation to meet the needs of the applicants growing family within what is effectively a "larger home extension".

With the proposed extensions being to the rear of the existing dwelling, they have no impact upon the close's street-scene nor the wider conservation area and have been designed to ensure that they limit their effect upon the scale/mass of the existing dwelling within the parameters of the existing ridge height, the existing house width, and similar extensions to neighbouring dwellings.

Also, it is felt that with the staggered layout of the existing residential development the proposed extensions seem to have limited effect upon the adjoining dwellings and their amenity and we have also taken advantage of the change in level across the site to further lessen the impact of the scheme and create a more interesting split-level design/accommodation to better relate the dwelling to its private gardens to the rear/south.

The proposed materials will match the existing, however, they have been applied in a more contemporary manner to better utilize the dwellings southern aspect and its relationship with its private gardens/ amenity to rear and the layout/design endeavours to interpret the stepped and staggered layout of the existing relatively contemporary residential development layout/setting.

[redacted]


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**Summary**

From our assessments/evaluations our proposals seem compatible with local and national planning policy and design guidance in a sustainable location close to local amenities in Birdwell and Barnsley with public transport links to town center and Wombwell and onward via local 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]


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