form 7

Supporting statement - Change of use to ~~from 6~~ apartments and erection of four dwellings, Wentworth Arms, Sheffield Road, Penistone.

The site is in a highly sustainable location, just 300m from the town centre, 170m from the railway station, 120m from access to the Trans Pennine Trail, and with Riverside Park close by.

The conversion of the public house will be achieved with the minimum of alterations to an imposing building, and will secure its long term future. Four large windows will be split horizontally, some velux windows will be inserted in the main roof, and the roof on an existing small projection will be raised to that of the main roof using matching materials.

Parking standards are met for the apartments, with 7 spaces provided, together with a car port for unit 4. Two disabled spaces are included, which are considered adequate in this instance as most of the converted building is not suitable for disabled occupants.

While the SPD "Designing new housing development" does not set specific standards for private amenity space for the conversion of buildings to flats, but instead requires that the " curtilage is of sufficient size to provide suitable facilities for residents", the scheme would meet the private amenity space standard of 120m^2 for seven newly built flats.

While the new dwellings are not lined up with the modern development to the north, the layout is similar with houses backing onto Wentworth Road, and the others facing these across an accessway. However, the facing material for the new dwellings, natural coursed york stone, will reflect those of the existing public house, rather than the modern houses.

The final scheme follows discussions with Council officers, and has been amended to achieve house sizes above the South Yorkshire residential Design Guide standards; increase garden sizes including a greater distance from the railway embankment, and much larger gardens for these two dwellings, to counteract impact from the trees; the introduction of disabled parking spaces, and a reduction in the number of dwellings.