Michael Clynch Associates
Architect & Town Planner
14 Huddersfield Road
Ingbirchworth
S36 7GF

01226 766308

BMBC
Planning Dept
PO Box 604
Barnsley
S70 9FE

8 March 2014

Dear Sir,

11 Church Street

Please find a planning application to convert an area of commercial space into a separate dwelling. The property is in the domestic curtilage of No 11 Church Street. The proposal will allow the owners to establish their daughter within No 11 and they will reside in the new housing unit.

Yours faithfully



Design & Access Statement

11 Church Street

Access

The existing access services both No 11 and the attached adjacent property. Three spaces are available in the area adjacent to the property and a garage is also owned by the applicant attached to the commercial area
The adjacent property has common access to the drive and parking space and garden area to the rear. The parking arrangements are identical to the existing position. The owners either reverse into the drive or reverse out. There have been no recorded accidents. Any business space users can either be accommodated by agreement on one of the four parking spaces or can park in Church Street or in the nearby public car park a short distance away on Shrewsbury Road.

Design

The building is unchanged apart from visual improvements to the North elevation with new glazing and a small porch to the South side. All differences are internal to create a single bedroom ground floor apartment.

Amenity Area

The apartment has a private dedicated garden space to the North but is also adjacent to a larger garden area dedicated to No 11 in joint ownership with the applicant. Both properties can operate independently if they become in different ownerships but this is currently not envisaged.

Commercial Use

The upper floor can accommodate some suitable B1 type uses but is currently hardly used. Some minor office use occurs but any tenants are under the control of the applicant so no conflict can be allowed.

Summary

The building is in line with the NPPF (21) in encouraging flexible imaginative mixed use of property in housing areas. It provides a modest housing unit in space redundant for any commercial use and does not introduce an intensification of traffic movements.

MAC
3/14

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