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Planning Dept
Barnsley Borough Council
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10th December 2009

Re: 128 Doncaster Road, Darfield, Barnsley West Yorkshire S73 9JA
Outline application for development of unit of 4 x 2 bed flats on existing car park
PROPERTY HISTORY.

The Station Inn has formerly traded as 'The Goldmine Bar & Grill'. However, The leaseholders discontinued their lease prematurely and ceased trading due to lack of business. The property was unoccupied for almost twelve months. The most recent occupier traded for approximately seventeen months before terminating the lease prematurely due to lack of support for the business ceasing to trade in October 2009. The licenced part of the premises is no longer trading or occupied. No change of use for the building is applied for at this time.

DESIGN AND ACCESS STATEMENT

The application is for the sub-division of the site by the erection of a new boundary as shown on the plan. The existing building formerly trading as the Station Inn is proposed to remain as existing.

The large car park no longer reflects the requirement of the business and represents an unattractive empty hard surface area. Having liased extensively with Barnsley planning department we have arrived at the current proposal, for one modest building arranged as 4 x 2 bed flats located on part of the hardstanding area formerly used as a car park. The development would have ample parking on part of the existing car park, and would have communal amenity space to the rear. A large refuse storage area is located behind the car park front wall. No vehicles access directly onto Doncaster Road, entry / access is via existing access on to Balkley Lane.

The two first floor flats share a front door with stairs up to a common hall, further stairs return down to a rear access door to amenity garden space.

The ground floor two flats access the amenity space by walkways leading to the rear.

Each flat of around 72 sq. metres of floor space briefly comprising:

2 double bedrooms, Lounge, Kitchen, Bathroom, hallway.

Car park and amenity areas are overlooked to comply with security requirements.

As noted on the plan, any windows around the South-West corner would be obscured glass bathroom windows. Existing perimeter trees would remain and additional planting is proposed for enhancement of visual amenity of the site.

A low brick wall with iron decorative railings is shown as a double line enclosing the frontage of the properties and would return in front of the existing building in order to provide uniform appearance of the whole site.

The visual appearance would be in harmony with terraced housing in the road, with bay ground floor windows, brick and tile to be similar, as indicated on the sketch.

P. Kelleher.