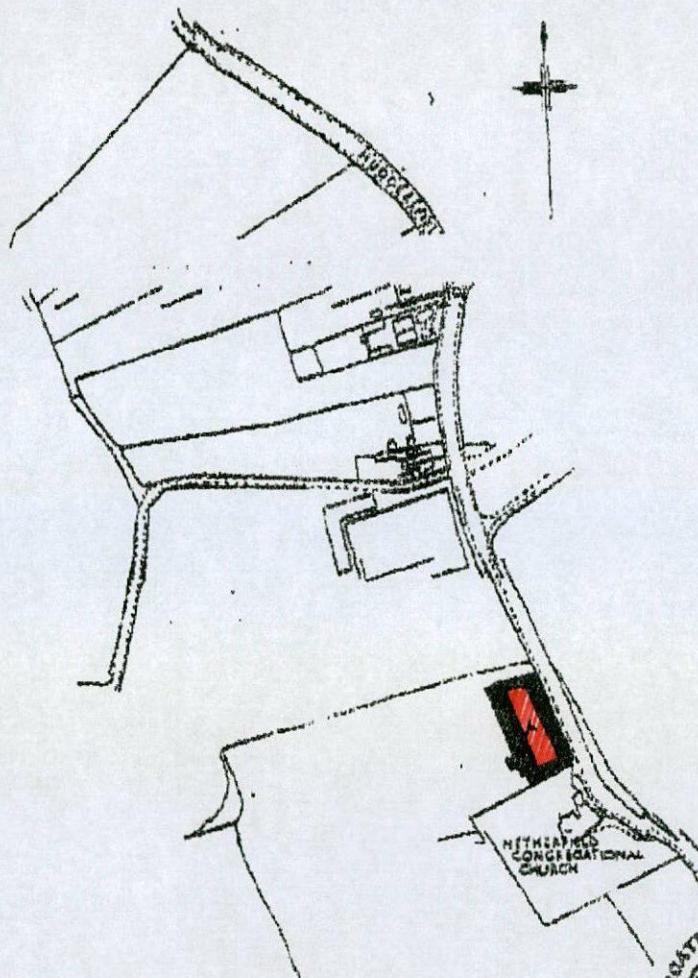
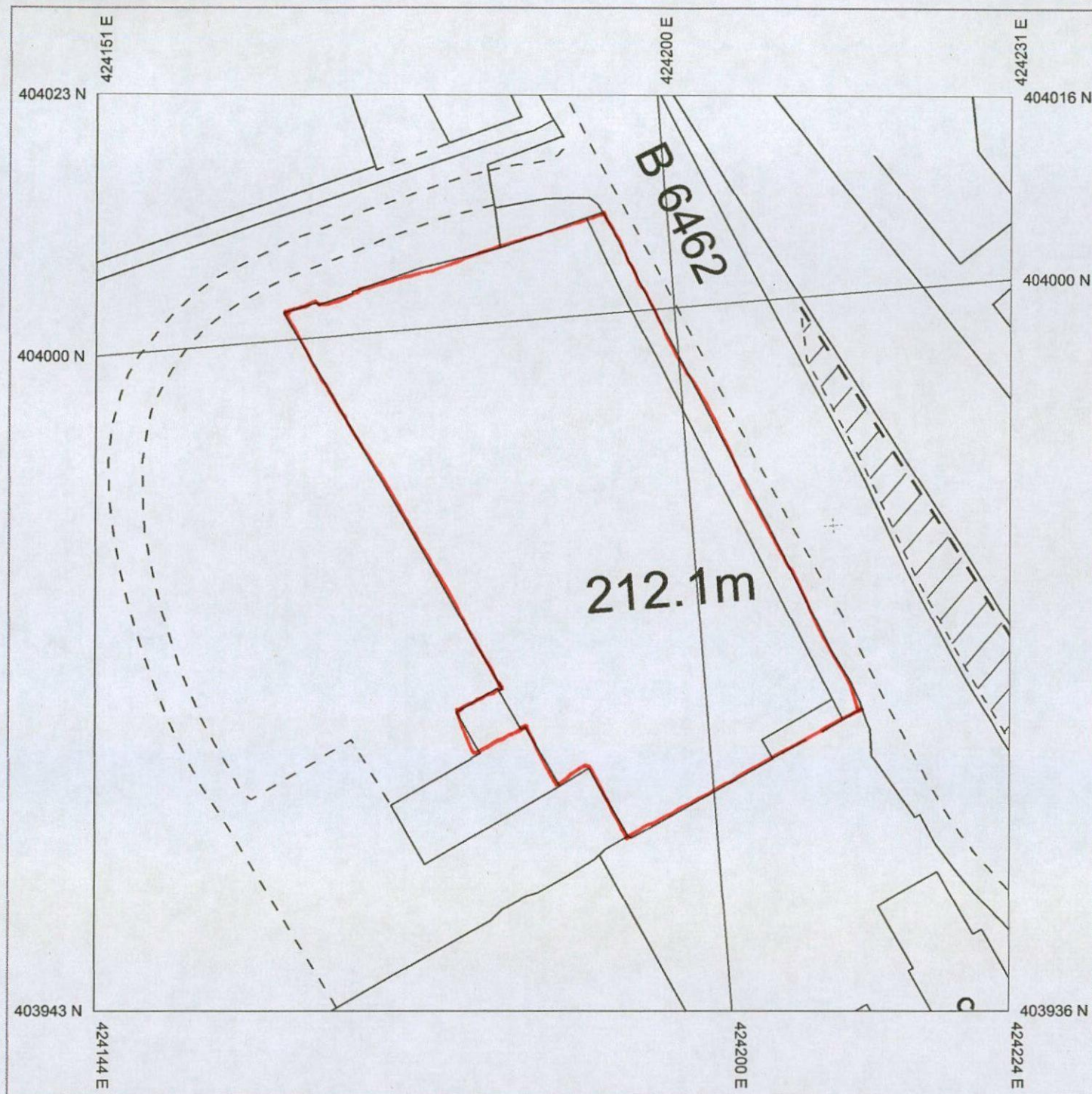


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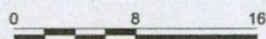
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Scale 1:500

Supplied By: **Orchard**

Serial number: 001111296

Plot Centre Coordinates: 424188, 403979

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

01226 766308

13 August 2014

BMBC Planning Dept
PO Box 604
Barnsley
S70 9FE

Dear Sirs

3 The Cottage, Tolson Court, Penistone S36 7BW

The applicant has lived in the above property since the Main chapel was converted by his father. He has three children aged 25, 22 & 4. The site, subject of this application, has been used as a garden area since the cottage was occupied. The area is partly made of tipped ground to the eastern boundary and has an existing access to Huddersfield Road.

The cottage was extended in 2008 and has no useable amenity area (as required by planning services) close to the building. The site of the actual property is cramped but the open area allows children's play in a safe environment and more adult space for barbecues and informal recreation.

A secure garden hut houses garden equipment. There is a secure stock fence which defines the western boundary and agricultural land beyond.

I enclose photographs of the site in use. The site is also used for minor informal parking at the northern end and, when visitors and family are on site, in larger numbers.

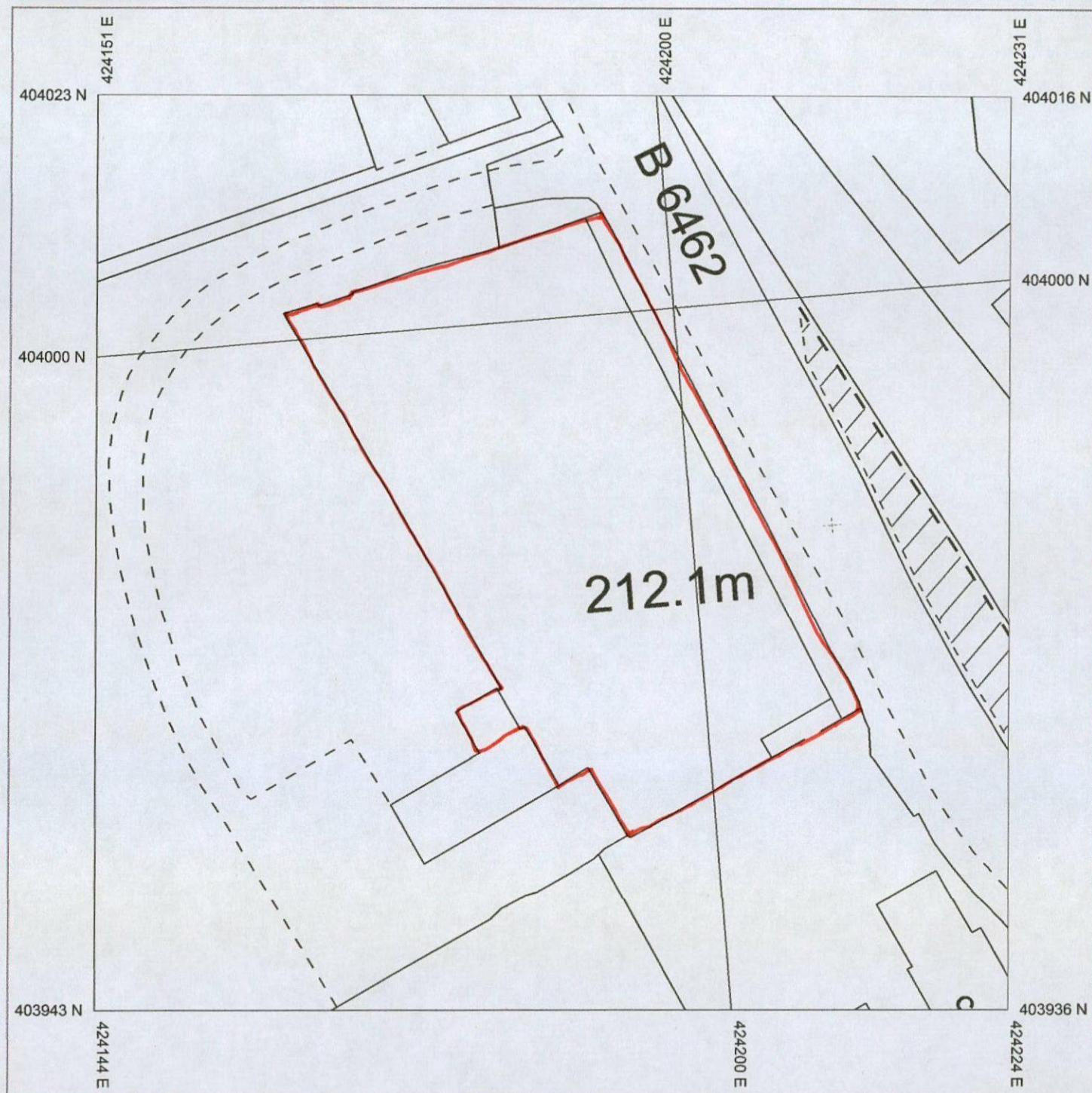
I also enclose photographs of the immediate cottage environment which shows the necessity to use the open site, as no other space is available and parking is restricted to 2 spaces, at Tolson Court.

The site has a close relationship with the host cottage and its use as the garden is appropriate and long established.

Yours faithfully,

Yours faithfully,





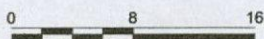
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