

26th, July 2021

Planning Department,
Barnsley M.B.C.,
Westgate Plaza,
P.O.Box 634,
Barnsley. S70 9GG.



GARRY GREETHAM
Residential Design Consultant

BY HAND

Dear Sir / Madam,

Re: Proposed Detached Single Dwelling with Integral Garages

**At: Land know as "Bank View", Green Moor Road, off Wet Hill,
Wortley, Sheffield. S35 7DQ.**

For: Mr. Damian Clowery.

Pre App No: No number as yet – apparently high volume of applications.

Pre App Submission Date: 1st April 2021

Please find attached, on behalf of our mutual client, information as listed below being a Full Application under the Town and Country Planning Act for the above project.

Whilst this site is within an area of Green Belt, at present, there is a single detached split level property on the land known as "Bank View" however this is in very poor state and our mutual client wishes to demolish this property and build a new property as indicated.

Also note that this proposed dwelling will be excavated into the ground as per the attached A3 front street scene elevation – basically the ridge on this new property would then be similar to the original ridge on the existing split level bungalow.

The original property known as Bank View is approx. 2000 sqft and therefore we believe that we would be allowed to increase this by 100 %, hence the design as attached.

Also note that the drainage will be taken to the existing combined system within the verge as indicated on the attached Drainage Layout with the surface water into a storage manhole as per the attached A4 detail.

Copies of information attached as listed below;

Site and Location Layouts.
A3 original - scale as shown

Dwg. No: 965-01 Westwood House
18 Carr Lane, Tankersley,
Barnsley, South Yorkshire S75 3BE
Telephone/Fax: 01226 746573
Mobile: 07786 062364

www.garrygreethamassociates.co.uk
e-mail: garry@garrygreethamassociates.co.uk

Member of the Chartered Institute of Architectural Technologists
Registered in England 5451918

Partners: G. G. Greetham & J. A. Greetham

Drainage and External Works Layout
A3 original – 1:200 scale

Dwg. No: 965-02

Elevations as Proposed.
A2 original – 1:50 scale

Dwg. No: 965-03.

Ground Floor Layout as Proposed.
A2 original – 1:50 scale

Dwg. No: 965-04.

First Floor Layout as Proposed.
A2 original – 1:50 scale

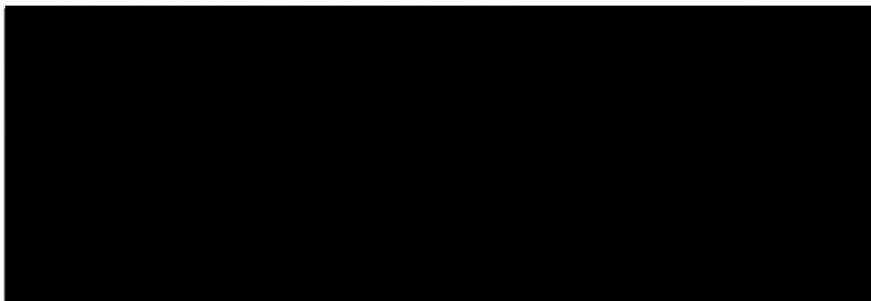
Dwg. No: 965-05.

A4 Surface Water Storage Manhole Detail.

A3 Front Street Scene Elevation – 1:100 scale

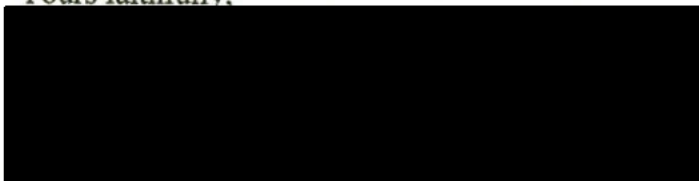
Application forms duly completed and signed.
Including Article & Certificate (Agricultural Holding)
and Ownership Certificate.

We believe that the required fee for this project will be £ 462-00, and note that our mutual client will be paying this fee by direct debit in the next few days by the www.barnsley.gov.uk/pay-for-it/ web site or by telephoning 01226 772595.



We hope the information attached is to your satisfaction and that you will look favourable on our request, however if you require any further information or clarification, please do not hesitate to contact the writer at the address given.

Yours faithfully,



Partner.

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