

From: Christopher [REDACTED]
Sent: 12 July 2016 18:34
To: DevelopmentControl & DevelopmentManagement
Subject: Planning objection to application re 132 Park Grove
Attachments: deeds.pdf

Categories: Printed by Rachael

Dear Sir or Madam,

I write in objection to the proposal to convert 132 Park Grove into a House of Multiple Occupancy. Whilst I understand that one should be open minded and tolerant of the changes which life can bring I do feel that if the development were to go ahead it would be in its own small way a loss of amenity to the community.

132 Park Grove is part of a terrace of Edwardian houses in this rather charming street. They are spacious, high ceiled houses, ideal for raising families, within walking distance of the town centre and Locke Park, as well as the local schools. My wife and I were lucky enough to move into 136 Park Grove in 1979 for what was originally planned as a relatively short tenancy and are still here. There is a real sense of community to the street with a stability brought about by the tendency of the residents to settle down long term and raise their families here; we have known many of our neighbours as friends for decades. Clearly were this three bedroomed family house to be converted into two properties with a total of six bedrooms then the likely occupants of these rather cramped quarters are going to be more transient in nature, contributing less to the sense of social stability that the neighbourhood currently enjoys.

I have further concern that if this development were permitted, not only would one lovely family house have been lost from Barnsley, but that it might start a chain reaction as property developers targeted Park Grove for any further property that came onto the market seeking their own short term financial gains with no thought for the way in which the change in demographics would be detrimental to the whole area.

I note that there is a proposal to create a small stairwell in the front garden in order to access the cellar. "Similar designs are commonplace in the local." I have to say that I am unaware of any such designs anywhere else in Park Grove and must point out that such a change would be quite out of keeping with the architectural aesthetic of the terrace as it currently stands. Indeed I have been looking at the deeds for number 134 Park Grove and I note that the original vendor of the land applied a restrictive covenant to the sale of the building plots for these houses: "And all houses should be faced with dressed stone and no building except bay windows porticoes and other similar architectural features should be allowed to project beyond the building lines shown on the said plan." (See attached document) Clearly the construction of a stairwell in the front garden in front of the bay window would contravene the intentions of this covenant.

I also have concerns for the well being of the tenants of the self contained flat with its small floor area, low ceiling and lack of natural light; further the bathroom opening off the kitchen area would appear to me to be a rather unorthodox layout.

In conclusion I am deeply unhappy about the proposed destruction of an original Edwardian family home, part of a terrace of similar houses boasting many historic features which are unlikely ever to be replaced, once lost. Not only would this represent an aesthetic loss of part of Barnsley's architectural heritage but it would have a deleterious effect upon the established neighboring community.

Yours faithfully

Dr Christopher North