

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

01226 766308

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BMBC Planning Service
PO Box 634
Barnsley
S70 9GG

Dear Sir,

The Laurels 24, Newlands

The site currently contains one property which is accessed off a local turning head together with two other properties in the vicinity. Other houses have direct access off the turning head. The site is not unattractive but massively under utilised and surrounded by much denser housing.

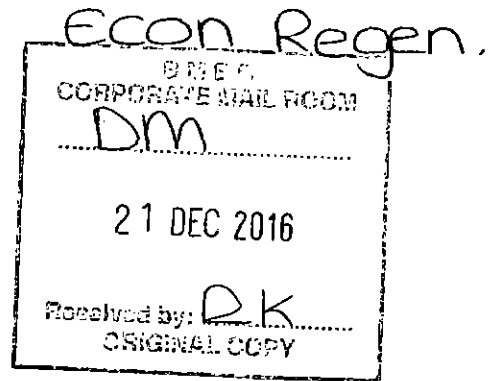
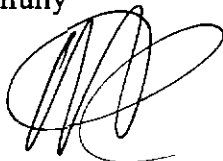
The current garden contains small decorative trees and shrubs and the rest are mainly conifers in lines to create privacy at the site on extreme edges together with some larger semi mature trees at the edges. *All the significant trees will be retained at the edges.* Mr Jowett has agreed to meet the agent on sit to agree what areas of trees are important and to plot any trees which should be retained.

The existing houses will be demolished and replaced by three new detached properties in their own plots. Notional layout drg.A1 indicates the proposed configuration. Details of the layout will follow if outline permission is granted.

The existing access into the site will be upgraded with new tarmac and with new gated access controlled by electric gates. In total, properties off the private drive will be five.

The opportunity exists to create a small high quality development on an under utilised site.

Yours faithfully



Design & Access Statement

The Laurels, Silkstone Common

1. Purpose of Proposal

To remove a dated brick house in a large curtilage and replace with a modern development of 3 new 4/5 bed houses in generous plots

2. Access

Access exists from a turning head in an existing estate. The private road services just 3 dwellings including the existing house. All the proposed new plots allow for ample manoeuvring space and exit in forward gear. In total 5 dwellings will have legal access to the drive which will be resurfaced.

3. Design

- a) The curtilage will allow three plots at slightly different levels to be created within the current gardens. All houses will achieve adequate stand off distances with surrounding properties and themselves.
- b) The buildings will be primarily in brickwork with drives in decorative paving.
- c) Planting exists to the current garden boundaries. All significant trees will be agreed with the Council Arboricultural Officer and where appropriate will be protected. A range of small decorative trees and bushes will be allowed to open up the centre of the site and new indigenous trees introduced into the plots to provide separation and to enhance biodiversity.

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