

12th Jan 2023.
2212L01.

Barnsley MBC
Planning Services
PO Box 634
BARNSLEY
South Yorkshire
S70 9GG.

Dear Sir/Madam,

Re: 52 Rotherham Road, Monk Bretton, Barnsley, South Yorkshire, S71 5QX.

We write to enclose our clients reserved matters planning application for the proposed residential redevelopment of the above site that was granted outline planning in 2020 under App No: 2020/0477.

You should find enclosed our completed application form, the associated site survey drawing, the relevant design proposals drawings and our site location plan and from a design and planning context perspective may we clarify the following.

Planning Context

As mentioned above the site was the subject of an, all matters reserved, outline planning application in mid-2020 and a positive decision was reached on this in late-2020 (10/12/20) under App No: 2020/0477. This decision was subject to various conditions and informatives under the relevant planning policies. The planning policies that were, and continue to be relevant to the proposals are mainly found in the Local Authority's Local Plan and include, GD1, GB2, D1, T3, T4, POLL1, I1, CC3, H1 and BIO1, although this is not an exhaustive list and also a material consideration are the associated NPPF guidelines and relevant sections of the Town and Country Planning Acts including the GDPO as identified during the outline planning application process and any subsequent revisions and any relevant associated aspects of current Building Regulations.

Design Context

Use

Primarily existing residential land within southern fringe of urban fabric of Monk Bretton, with its southern edge being in a section of the local green belt of the Dearne Valley Country Park and it is proposed that these existing uses will remain albeit with the residential land being redeveloped in a more contemporary manner to optimise the use of the land.

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Amount

It is proposed to redevelop the site with 5No dwellings each having a usable floor area of 129M² together with an integral garage of 18M² as shown on the 3No house type proposals. Each property will be a generous 4 bed dwelling with all room sizes complying or exceeding the internal space standards of the SYRDG.

Layout

The proposed dwellings are laid out either side of the roughly central access which follows the east-west axis of the site with 1No double fronted dwelling to the north with its gardens to east and west and 4No dwellings to the south with their gardens to north and south of these plots so that the majority of the plots take advantage of the southerly aspect looking over the adjoining Dearne Valley Park.

Scale

As previously recommended in the outline planning consent the scale of the redevelopment will be two storeys throughout.

Landscaping

To significantly improve the limited landscaping of the site it is proposed to establish a boundary hedge to the southern boundary of the site and link this to a similar hedge to the eastern boundary that will effectively extend the existing hedge to the east of the existing chapel. It is also proposed to provide a mix of heavy standard trees across the site as shown and described on the proposed site layout with the remaining soft landscaping of the site being the turfed private gardens of the individual plots.

Hard landscaping of the site will include private drives in permeable block pavers and artificial stone flagged paths to the individual dwellings and the shared drive and visitor parking will be laid out in tarmac with natural stone setts forming the “service” margin of shared surface serving the site as shown and described on the site layout.

Appearance

It is proposed that the new dwellings will be constructed in random natural stone walls under artificial slate roofs with dual-colour pvc windows and doors and composite entrance doors and garage doors with art stone heads and sills to create 5No contemporary dwellings as shown on the house type drawings.

Access Assessment

Existing residential plot with private drive access arrangement connected to A633 Rotherham Road shared/split with immediately adjoining Chapel.

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It is proposed to replace this access with a single shared private drive access in the north-west corner of the plot incorporating the following criteria;

- Minimum width of 5.0M
- Turning facility for refuse and emergency services vehicles.
- 2.0 x 2.0M pedestrian inter-visibility
- 2.4M x tangential visibility to east and west of access.
- Automatic gated entrance with 10.0M offset from edge of highway.
- Sustainable surface water drainage to “highway” soakaways.

Each dwelling will have a large integral garage and additional parking on the min 6.0M long “private” drives serving the garages and 2No visitor parking spaces for the whole site are provided next to Plot 1 as shown on the site layout in accordance with recommendations of LA Parking SPD.

Alternative transport arrangements are available near to the site. There are bus stops within proximity of the site with services to the nearby Barnsley Interchange and onwards via the wider bus and rail networks from there. Also, the Trans-Pennine trail is close by in the adjacent Dearne Valley Park giving access to the wider local and national cycle and footpath networks.

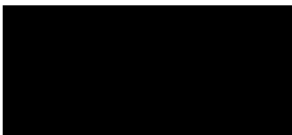
Cycle storage can be incorporated in each of the proposed dwellings in their integral garages, which have been sized accordingly, in accordance with the recommendations of the previous outline planning consent alongside an Electric Vehicle Charging Point in every garage in accordance with the further sustainable transport recommendations of local and national planning policy and building regulations.

Summary

Taking all factors in to consideration it would seem the proposed use is compatible with local and national planning policy and closely follows the recommendations of the prior outline planning consent and will therefore optimise the use of this previously developed parcel of land with a more contemporary and efficient residential solution and as a result it is hoped that this planning application can be viewed favourably during the planning process.

Generally, we trust you have all the information you need to validate and consider our application, however, if you should require anything further please don't hesitate to get in contact.

Yours faithfully,



Mr. John Early
For JE Architectural Ltd.

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