

Planning Statement for the erection of a balcony at 20 Midland Road, Royston S71 4QP

20 Midland Road is a brick built 3-story-semidetached house built circa 1910. The house fronts Midland Road and access to the property from the front is directly from the public pavement on Midland Road. The ground slopes from the front elevation to the rear of the property, falling with a gradient of approximately 1:4.5 m. Ground floor is basement kitchen, the rear door to the property opens into the basement kitchen area at ground level. First floor level is utilised as living space and second floor provides bedrooms and bathroom.

The property adjoins No 18 Midland Road to the west and is bounded to the east by a private shared access road and car parking. The road provides gated access to No 20 and No 18 Midland Road and to the Wise Owl nursery, a private nursery which is located approximately 36m south of Midland Road. The nearest neighbour east of 20 Midland Road is the Openreach works unit approximately 30m due east.

A timber constructed balcony with timber balustrade and supported on timber posts and wall plate has been built over the rear entrance door of 20 Midland Road and is accessed via PVCu French windows from living space on the 1st floor. The balcony cannot be accessed externally from ground level and the only means of access to the balcony is via the French windows. The balcony is located at the rear of the property and cannot be viewed directly from Midland Road.

20 Midland road has a rear yard with hardstanding and parking area but does not have garden space. The rear yard is open and unfenced. No 18 Midland Road has right of access across the yard. (please refer to attached plans).

It is understood from recent discussions with the previous property owner that the balcony was erected approximately 18 years ago to provide outdoor amenity space in the absence of a garden and that planning approval was not sought from Barnsley Council prior to construction. The property has been rented out by the previous owner to a number of tenants up to the sale of the property in 2019 and it is understood that the balcony was used by tenants for its intended purpose (please refer to attached letter from Mrs Jill Smith). Google Earth satellite imagery is not available prior to 2008/2009 however satellite imagery available over the period 2009 to 2019 clearly show the presence of the balcony in its current form and location (please refer to the attached photo record). I purchased the property in December 2019 and the balcony is still in its original form and in use by me.

Other relevant information is summarised as follows:

- 20 Midland Road S71 4QP is not classified as a Listed Building.
- 20 Midland Road is not located within green belt.
- 20 Midland Road is not located within a conservation area.
- The balcony has been constructed within the boundary of land forming part of 20 Midland Road, Royston S71 4Q and does not extend onto or over adjoining land.
- The balcony is located at the rear of the property and cannot be clearly seen from Midland Road.
- The balcony does not extend beyond the line of extensions built onto neighbouring terraced properties located to the west of 20 Midland Road (refer to Plate 3 of Photo Record submitted with this application).

- 20 Midland Road has no neighbouring property immediately east. The property adjoins an access road and car parking (refer to photo record).
- The balcony is aligned with the main building and does not extend into the access road or interfere with pedestrian or vehicle access to neighbouring properties.
- The balcony does not obstruct sightlines for vehicle access or egress onto Midland Road.
- The construction does not occupy off-road parking space.
- The construction does not obscure light or view at 20 Midland Road or that of neighbouring properties.