

8th August 2023.
2216L01.

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

Dear Sir/Madam,

Re: 212 Hough Lane, Wombwell, Barnsley, South Yorkshire, S73 0EX.

We write to enclose our clients planning application for the above for the Subdivision of the existing townhouse in to 2No flats and Studio in the dormer loft conversion.

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

Physical Context

212 Hough Lane is a traditional two-storey building constructed in smooth red facing brickwork with a mix of stone heads and sills to openings to front elevation and slender stone sills and arched brick heads to rear elevation under a natural blue-grey slate roof with white PVC windows and black composite entrance/rear doors.

The building has a total internal area of approx. 99.6M² split between the 2No floor levels with 54.5M² downstairs and 45.1M² upstairs and stands in its plot on the North side of Hough Lane close to its junction with Copeland Road, approximately 0.75km West of the centre of Wombwell and approximately 6.25km south-east of Barnsley town centre.

Generally the building is surrounded by mixed residential development of traditional linear terraced housing and more contemporary semi-detached houses of differing tenures and is neighboured by a small Chinese takeaway of limited opening hours and due south of the site off Wood Street is one of the entrances to Wombwell Park and further south/east of the park is the local municipal golf course, The Hillies and the remainder of the green “wedge” between the southern edge of Wombwell and the northern fringe Hemingfield separated by the Dearne Valley Parkway.

To further clarify the physical context of the building a couple of photos of the building and its setting are inserted on the following page.

E: jealtd@btconnect.com T: 01226 754507 M: 07944 977439.



Building Design Services



View from south-east.



View from south-west.

E: jealtd@btconnect.com T: 01226 754507 M: 07944 977439.

Socio-economic Context

The proposed subdivision and separation will enable the creation of several individual affordable small self-contained residential units to add to the local residential offer smaller more affordable units that appear to be lacking in this locale close to the local railway station so ideally suited for commuters in what has recently become a vacant building offering no contribution to the local economy and it is hoped that this will be corrected when the residential accommodation proposed is enabled by a favourable planning decision.

Planning Policy Context

The planning policies that have been a material consideration in the preparation of these proposals include at a national level the relevant aspects of the National Planning Policy Framework and at a local level the current Local Plan and associated SPD's with the site being located in the existing "urban fabric" of Wombwell in a primarily residential area.

Environmental Context

Flood plans have been reviewed and this has highlighted that the site is in Very Low Risk Area and thus has a low probability of flooding as can be seen on the attached summary. Also, there were no obvious signs of protected/priority species on the site with the buildings having relatively well-sealed roofs and walls and limited entry or roosting points observed.

The Proposals

It is proposed to horizontally subdivide and alter the townhouse to create 2No. 1 bed flats at ground and first floor level and an open-plan studio flat in the proposed dormer loft conversion with overall floor areas at or above SYRDG recommendations, even if there are one or two variances on individual room areas, accessed via the existing entrance door and hallway off Hough Lane and from a new external stair at rear off the shared yard/amenity area.

External alterations to the design, appearance and scale of the building are limited to the dormer to the rear (north) elevation, the addition of a roof window to the front (south) elevation and some alterations to existing openings on the rear/side elevations to enable the subdivisions and to fire protect the external stairs for Building Reg's purposes. The rear yard is part flagged and part landscaped and on part of the hard-landscaped area a shared bin store will be created.

The townhouse doesn't have the benefit of off street parking currently or as the proposed flats, however, as the subdivisions appear to have broadly the same perceived demand as the original dwelling it is not anticipated that the demand upon on-street parking in the locale will be intensified and as already mentioned, with the building being located close to central Wombwell and all its associated amenities and it is hoped the use of the readily available public transport links to Barnsley, Sheffield, Wakefield and Leeds and beyond via the wider rail network will also alleviate any parking demands upon the proposals.

Cont'd...

E: jealtd@btconnect.com T: 01226 754507 M: 07944 977439.



Summary

The proposals seem compatible with local and national planning policy and design guidance in a sustainable location to make full use of local amenities and public transport links to local and wider area and bring back in to use the building as “affordable” residential accommodation in what has recently been vacant and under-utilized space that contributes little to local economy and, therefore, we hope that our application can be viewed favourably during its consideration and decision.

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.

E: jealtd@btconnect.com T: 01226 754507 M: 07944 977439.