

High Street, Penistone



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Peter Dimberline RIBA

A BRIEF PLANNING STATEMENT IN RESPECT OF
A PROPOSED DEVELOPMENT INVOLVING A CHANGE OF USE
AND EXTENSIONS TO AN EXISTING SHOP WITH FLAT OVER
at 49/51 High Street, Penistone, Sheffield, S36 6BR

DESCRIPTION OF PROJECT

After discussion with the planning officer we are told there is no specific requirement to include a design and access statement with this application. We do however include this statement for information purposes.

Site/Building

The current building located at 49/51 High Street, Penistone, is 'dual use' and has a vehicle parts sales shop and storage on the ground floor with owner's accommodation located on the first floor.

The building is generally surrounded by long established residential property, generally in the form of terraced or semi-detached and the occasional detached dwelling.

The current owners who are retiring from the business, have sold the premises to the applicants who now wish to apply for a change of use of the existing retail area to residential in order to transform the building back into a single dwelling.

By necessity, the accommodation also needs to be extended in addition to the 'change of use' and the applicant's are seeking to achieve a good standard of 4 bedroom accommodation.

It is proposed to leave the main road facing elevation largely untouched and extend the property to the rear with a combination of both two storey and single storey extensions.

There is a fairly generous rear garden and yard area into which the footprint will be extended and the scope of the proposals are clearly identified on the submission drawings.

It is proposed to construct the extensions in stone to match the existing materials of the main building and the roof again will be constructed in matching materials.

The extended dwelling will enjoy a good standard of private garden space to the rear with a mix of both soft and hard landscaping.

The existing drive and parking arrangements accessed from Victoria Street, will remain unchanged.

Planning Policies

We consider the proposal complies with national and local planning policies. The site is within a housing policy area and the development is, in our opinion, an appropriate use of the site.

Involvement of community members

As the development is unlikely to be contentious, no involvement with community members has taken place.

Peter Dimberline Limited