

# 2015\ENQ\00689 Planning Enquiry Park Road Barnsley Proposed Development

Responses to Objections Raised

Peter J Firth (Applicant)

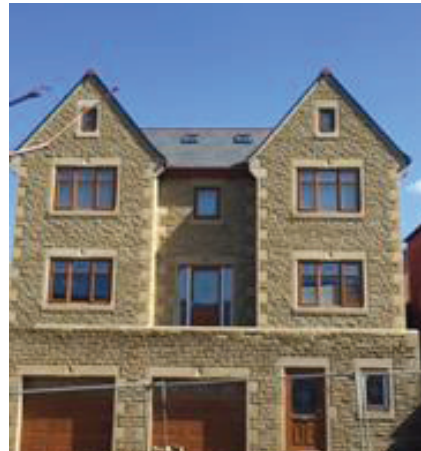
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I have used the development at No 44 Locke Avenue and my understanding of the relief of the Land at the proposed development to show how this building size (already same in width) could be used to illustrate how the proposed development would fit as originally proposed. I also understand that there is an application for a similar development at No 42 which would Require the demolishon of the existing bungalow, so is there anything to learn from this also.

I also deal with the objections with further information to consider.

Peter Firth  
23/4/16

No. 44 Lock Avenue



Existing street view at top of Locke Avenue



Proposed development street view (using actual photo of No 44 Locke Avenue recent Development and accounting for correct scaling. Below fence is first floor + parking ground floor).



- **Objection #1 as stated:** It appears to be approximately twice as wide as other dwellings on Locke Ave so does not fit in with existing character

**Applicant Reply:**

- As can be seen from the mock up (which is approximately scaled correctly) it is in fact less than the width of the nearest semi-detached house
- The appearance can be made up as that of a semi-detached house with halves at either side similar to the new house at 44 Locke Avenue as used for mock-up.
- Stone fronting can be used as per neighbouring three houses (as shown)

- **Objection #2 as stated:** Does not achieve 10m to rear boundary

**Applicant Reply:**

- At the rear there is no houses over looking. Nearest houses to the rear are far above 10m away. This needs discussing with Peter Thompson to show this guideline is not applicable in this case possibly.

- **Objection #3 as stated:** The spd states that where proposed dwelling is over 2 storeys in height ( excluding rooms in roof space) the separation distance should increase so the distance to 263 Park Road may have to be 14m not 12.0m,as this dwelling is proposed to be 3 stories to the rear.

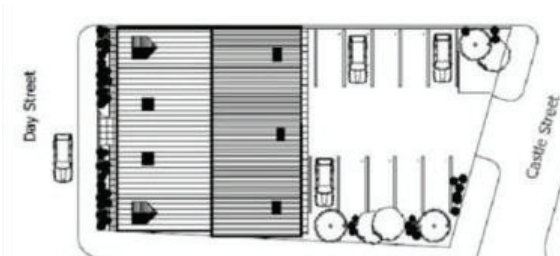
**Applicant Reply:**

- As you can see from the mock up, there is in fact only going to be two stories above road level and the parking and first floor are below so we are using effective basement level for accommodation and parking like there will be in other houses on the street also.

- **Objection #4 as stated:** Amenity space should be private (ie to rear, not at the side which will be overlooked by 263 and the public passing along Locke Ave). The rear space is taken up by parking and a garage and there does not appear to be sufficient to meet the private amenity space standard of minimum 60 sqm for a 3 bed dwelling.

**Applicant Reply:**

- Can we use Balconies or else how does this Recently approved development shown here on Day Street comply regarding amenity as whole space is used for parking! Amenity space seems not relevant here. Can we find out why and compare?



For details of this development on Day Street see:

<http://www.rightmove.co.uk/property-for-sale/property-59034815.html>

- **Objection #5 as stated:** Loss of trees

**Applicant Reply:**

- Trees were of poor quality and not protected so already removed. Therefore no further loss of trees will occur with this development.

- **Suggested Development if above objections were accurate with correct information:**

I would suggest a much more modest sized dwelling on this plot with a driveway to the side would be more appropriate. This would allow more garden space to the rear, more distance to 263 and accommodate parking in a similar manner to other dwellings in the vicinity.

**Applicant Reply:**

- The relief of the land at this higher part of the road makes a drive not easily practical like the rest of the street lower down. The best use of the relief of this plot is suited to parking underneath the dwelling such as you would naturally have with a small apartment development. It makes for natural high-density housing with provision of more parking than would otherwise be possible on this plot.
- The reason for this is the adopted small road to the rear leading directly to the property rear entry. Other properties on this road do not enjoy this particular aspect of a direct drive from the adopted direct road (see plan).