

Barnsley Metropolitan Borough Council
Planning and Transport Services
P O Box 604
Barnsley
S70 9FE

Barnsley MBC/01

10th December 2009

Dear Sirs

Re: Land at Common Road Brierley Barnsley

Please find enclosed a planning application for a single dwelling on the above site.

Careful consideration has been given to the design, location and layout of the proposal, following substantial detailed discussions with the Council's arboriculturalist, Ivan Button, in respect of the trees on site and the need for work to be carried out to the trees which the scheme the subject of this application will facilitate. As you are no doubt aware in the past there have been considerable problems with the trees on the site causing damage to the retaining wall fronting the site and imposing a danger to the public using the public highway in this area. This is likely to occur again soon unless works to the trees and their future management is now put in hand.

The proposed development is of a low density, particularly when compared to that on the adjoining land where late last year planning permission was granted for 40 new dwellings. These new dwellings in the conservation area are not only at a high density but are also substantially taller and more bulky than the proposal the subject of this application. The previous year planning permission had been granted for 27 dwellings on land just to the rear of the above site, and this has now been built and it is clear (as can be seen from the attached photographs) how visible that development is and how prominent the tall buildings on the 2008 permission land will be. The references for these permissions are 2008/0764 and 2006/1991.

The proposed development with its tree management and further landscaping will result in an enhancement of the current character whilst ensuring the trees on the site are properly managed, thereby protecting the visual amenity of the site for the future.

The substantial development carried out in accordance with planning permission 2006/1991 with its tall bulky buildings is highly visible from Common Road as mentioned above and when planning permission 2008/0764 is implemented which is likely to be in the not too distant future, this will be even more prominent and intrusive and impact greatly when viewed from Common Road. The additional

planting within the site which it is proposed with the development the subject of this application will assist in screening the intrusive developments which have already been granted planning permission and thereby greatly benefit the visual amenity of the area.

The predominance of trees on the site are self sown sycamores which at present are fighting for space and in poor condition as can be seen from the tree report and as agreed with the Council's tree specialist. The application includes for the proper management of these trees by the thinning of the trees and providing for replanting in suitable places and by the planting of hedging and shrubs at a lower level which with the thinning of the trees will now be able them to grow and provide low level screening. The percentage of trees lost purely as a result of the new dwelling is minimal and the proposed dwelling has been located so that in principle it will be set back from the road and be well screened when viewed from Common Road.

The design of the building reflects local design in the area as do the materials, and it is situated on the site so that the driveway into the property does not open up an immediate view of the new dwelling.

The proposal, unlike that recently permitted on adjoining land, is compatible with maintaining the character and street scene of the area whilst also facilitating proper management of the trees on the site and providing an enhancement to the area by greatly improved screening of the large high density development clearly seen at present from Common Road.

If you require any further information please do not hesitate to contact us.

Yours faithfully

Richard Wyndham-Smith
F J Thompson & Co

Enc.