

Design and Access Statement

Residential Development at Gate Inn, Chapel Road, Pilley, Barnsley.

Introduction;

This outline application is effectively an application to modify and renew application no. 2008/0739 approved 23/7/08 granting outline permission for development of four houses on the Gate Inn site, road frontage 44 metres. It is now requested that instead permission be conditionally granted for two detached dwellings on the southern part of the site with combined road frontage 24 metres. The remainder of the site will be dealt with by way of a change of use (public house to residential) application coupled with an application to dismantle/partially demolish the relevant portion of the building, shortly to be promulgated. It should be noted that a triangular strip of land, of 1.5 metre road frontage reducing to zero at the rear and included within the site, to the southern boundary, was not included in the aforementioned permission. Indeed upon the advice of your Miss Pell, it is because of these modifications that this application should not be a renewal.

Site and location;

The site is occupied partially by a section of the public house which is unlicensed and no longer trading owing to considerably diminished turnover hence poor profitability, hampered by the economies of scale and reflecting the decline in public house patronage nationwide.

The pub car park represents approximately two thirds of the plot frontage.

On the village outskirts it will be an infill development

Access

The entire site which is flat has road frontage on to Chapel Road, with approximately two thirds of this having a reduced kerb having been used for vehicular and pedestrian access. It is proposed that following the provision of suitable stone walls to the front that access be via one driveway per house.

Design and Appearance

This will be reserved for detailed permission however, it is envisaged and hoped that the design ideas proposed for the sympathetic conversion and cosmetic treatment of the former Gate Inn will be reflected in any new development on this site

Scale; Layout; Landscaping.

It is proposed that these matters be held in reserve.