

Barnsley Road, Denby Dale

Short statement regarding the proposals for the Non-material amendment to previous permission 2019/91836 for erection of 34 dwellings – replacement of detached garage with electricity substation and re-plan of plots 9 to 12

Proposals

The proposed changes encompass the substitution of four detached dwellings and the introduction of a new sub-station, necessary to provide electrical power to the development. Plot 9 and associated detached double garage are replaced by the sub-station and a 2 storey 3 bedroom C type house. Plots 10, 11 & 12 currently approved as 2.5 storey, “room in roof” house types are replaced by 2 storey detached type. Plot 12 features the double fronted P type, approved elsewhere on the wider development, which will face the street in place of the side on L type.

The cumulative impact of these replacements on the visual character of the street is one of diminished mass.

Sub Station Design

The design of the substation aligns with the aesthetics of the overall development, integrating with the street scene.

Proposed facing materials are natural stone, bradstone quarried weathered buff roof tiles and grey coloured doors to plot 9 and the sub station. Rivius slate roof tiles and grey coloured doors to plot 10-12

Street scene

An illustrative street scene has been prepared and is provided along with the current approved street scene for comparison.

Please also see the submitted/ approved house type comparison drawings.



Drainage

The drainage proposal essentially comprises of minor adjustments to reflect the redesigned hardstanding arrangements and new house design. Plot levels remain largely unaltered from the current approved details.

Parking

The parking requirements for each proposed dwelling are met, providing three spaces per dwelling for plots 10, 11 & 12. Plot 9 is provided with two spaces and shares access with the proposed new sub-station.