

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. Application Number: 13/01706/FUL

Address: Salvation Army Church, Queen St, Mosborough

Additional Representations

Two further representations have been received, one raising concerns about the proposal from Councillor Isobel Bowler and one in support of the proposal from a local resident.

Councillor Bowler's comments are as follows:

- Lack of parking given the density of development
- On street parking is already under pressure and 6 apartments with just 2 parking spaces will exacerbate this problem
- The school pick-up and drop off already causes congestion and this development will make it worse
- A development of 2 or 3 dwellings would appear more appropriate
- The impact and possible loss of amenity for immediately adjoining neighbours needs to be carefully considered and addressed

The letter in support of the proposal recognises the concerns raised about parking and privacy but the character of the building is important to the local area and should be preserved. The alternative would be demolition which would mean losing one of the oldest buildings in the area, or letting it decay and eventually become an eyesore.

Response to additional representations

Members are reminded that in reaching a recommendation on this proposal, officers have been mindful that the existing authorised use of this building is Use Class D1 (community facility). This means that this building could be converted without planning permission to a range of uses including, but not exclusively, a school, nursery or health centre, each of which would bring far greater car parking demands. Furthermore, this is an attractive historic building which adds to local distinctiveness and issues of privacy have been addressed by reconfiguring the layout of the building and ensuring that the most intrusive windows are obscure glazed. It would be physically possible to provide more parking spaces on the forecourt of the property but this would require the removal of the entire front boundary wall and garden area and would result in a poor street scene. It is considered that the right balance has been struck with the proposal as it now stands.

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