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Variation of condition 2 (approved plans) of planning permission 2018/0269

1A Hopwood Street

Barnsley

S70 2BW

Date:	16th April 2021
Prepared:	TP
Checked:	PS

Supporting Statement

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1.0 INTRODUCTION

1.1 RBA Town Planning has been instructed by the Applicant, Mr S Marsden to prepare and submit an application for the variation of condition 2 of permission 2018/0269.

1.2 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing. *(National Planning Policy Framework 47).*

1.3 This Statement sets out the Applicants Case and makes reasoned justification against Adopted Plan Policies. This statement should be read in conjunction with the proposed plans and all other documentation submitted as part of the planning application.

2.0 THE SITE

2.1 The Application site comprises an impressive two storey detached dwelling with additional accommodation provided in the roof space.

Figure 1. The Site



2.2 The dwelling, which was constructed following the grant of planning permission for application 2018/0269, attains an exceptionally high standard for self builds within a Conservation Area. This was possible due to the commitment to the Conservation Area shown throughout design and construction.

This can be seen in the overall design and most notably with the stonework and installation of timber sash windows. The amenity area to the front of the dwelling was finished with stone paving in preference to a less expensive tarmac installation.

The images, above in figure 1 and overleaf in figure 2, demonstrate the high quality finish achieved.

Figure 2. Stone Finish to Front Amenity Space



2.3 It is important to note that the development has received a high volume of positive feedback from local residents as this demonstrates the quality of the build within the Conservation Area.

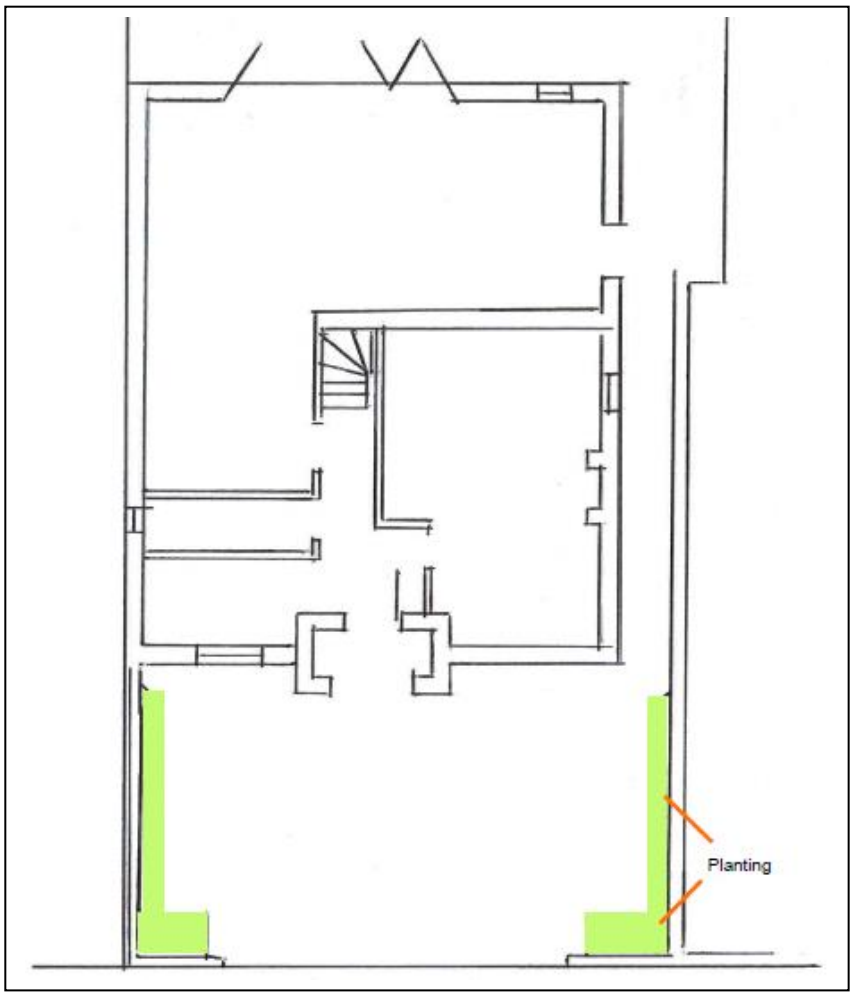
These factors show that the Applicant does not take lightly the responsibility of developments to preserve or enhance the Conservation Area and this application is representative of the applicant's supportive attitude towards heritage concerns.

3.0 PROPOSAL

3.1 The proposal relates solely to the boundary treatment to the amenity space forward of the principal elevation. The original plans detailed a section of boundary wall at the midpoint of the boundary with the highway with a smaller section to the north east of the boundary.

3.2 The revised plans will see matching boundary treatments to the north east and south west section of the boundary with the central section being removed. This is to improve the vehicular access to the site whilst retaining elements which preserve the integrity of the Conservation Area.

Figure 3. Proposed Floor Plan



4.0 POLICY

4.1 In addition to the National Planning Policy framework, it is considered the following local plan policies and SPD/SPG's are relevant.

H4 Residential Development on Small Non-allocated Sites

T3 New Development and Sustainable Travel

T4 New development and Transport Safety

HE1 The Historic Environment

Policy D1 High Quality Design and Place Making

Policy GD1 General Development

Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document – Design of Housing Development

Supplementary Planning Document – Parking

The South Yorkshire Residential Design Guide (SYRDG)

5.0 ASSESSMENT

5.1 Whilst no issues were envisaged when the original plans for vehicular access were approved, it has become apparent that in practise the layout is not suitable.

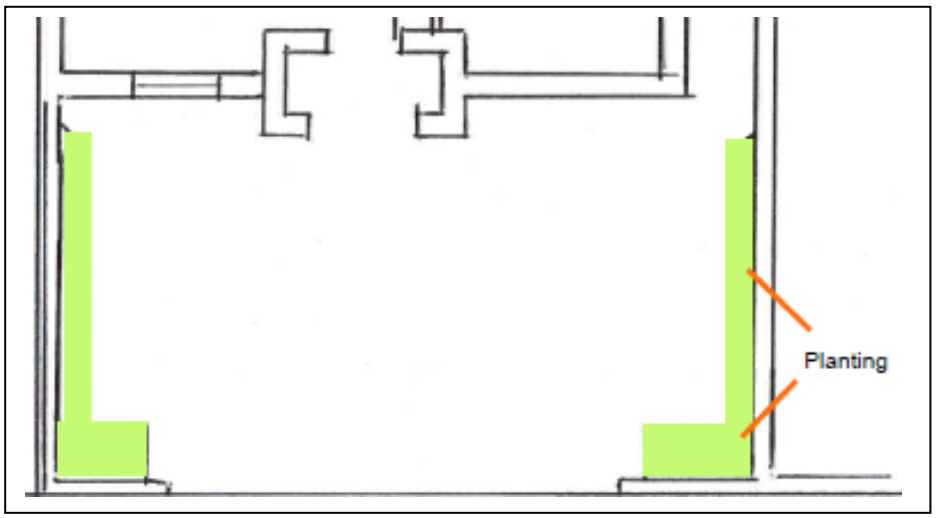
5.2 Having regard to the Inspectors decision, specifically that "*a degree of enclosure would reduce the gap in the street frontage, reference the established character of the street and better assimilate the dwelling into the street scene*", it is considered the revised scheme satisfies both the needs of the applicant and the requirements of development to preserve or enhance the Conservation Area.

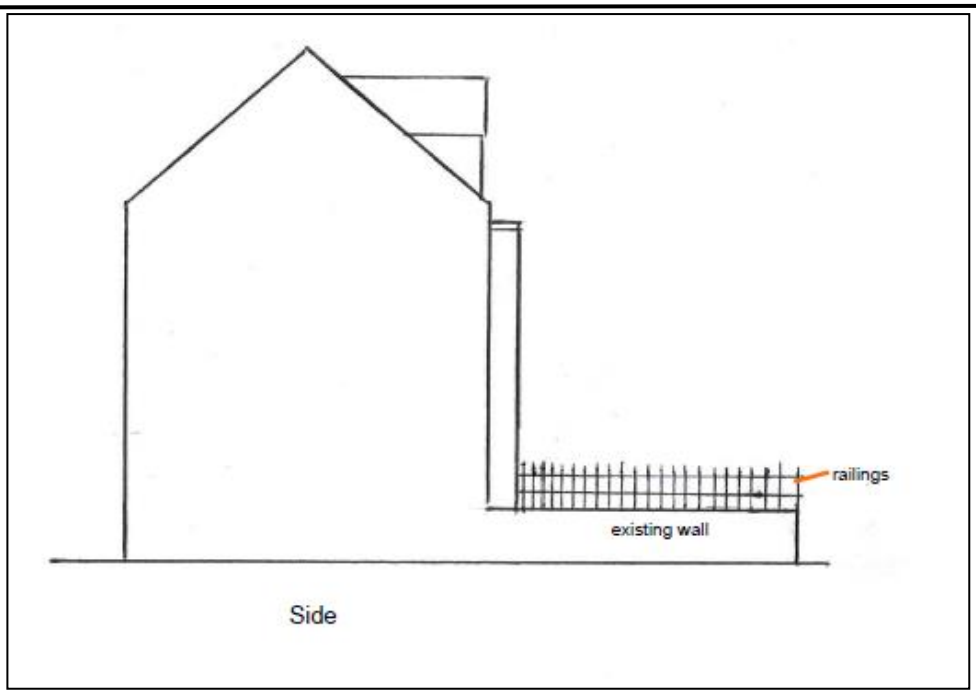
5.3 An ornate iron railing will be positioned atop the existing side boundary treatment and 'L' shaped plantings will sit within the newly formed enclosure. In addition to being in-keeping with the neighbouring property at No.1 Hopwood Street (Ivy Cottage), iron railings can be seen at numerous points

5.4 The combined length of boundary wall in the approved scheme measured 3.73m and the proposed is comparable in these terms, measuring 3.9m.

The images in figure 4 (below and overleaf) detail

Figure 4. Proposed Amendment





Side

6.0 CONCLUSION

6.1 The National Planning Policy Framework (NPPF) states in paragraph 10 to ensure that "sustainable development is pursued in a positive way, at the heart of the framework is a presumption in favour of sustainable development". The proposal comprises sustainable development when considered against guidance in the NPPF. The framework advises that developments should respond to local character and history and reflect the identity of local surroundings and materials, whilst not discouraging appropriate innovations.

6.2 The principle of development is not considered to be of consideration, the revised layouts provide suitable living accommodation and a high level of housing environment. The approval of the application would remedy a breach in planning control and allow the compliance with an Enforcement Notice.

6.3 It is respectfully requested that the application is approved and permission granted for the proposed development subject to appropriate conditions.