
2020/0992

Applicant: Mr David Yeardley

Description: Erection of 8no dwellings and associated works

Address: Land at Park Road, Worsbrough, Barnsley, S70 5BA.

Site Location and Description

The application relates to an area of land measuring approximately 0.2Ha to the East of Park Road in Worsbrough. The land slopes gradually down from North to South. The site previously accommodated a detached building which most recently was used as Council offices. The building has since been demolished and the site cleared. Vehicular access into the site exists in the North West corner, directly from Park Road. The centre of the site, which contained the building and associated parking areas, is relatively clear but the site is enclosed by trees, shrubs and hedges, including a group of Lime Trees on the Western boundary subject to a Tree Preservation Order.

The surrounding area is predominantly residential in nature with detached 2 storey dwellings to the North of the site fronting Millers Dale, Bungalows to the East of the site off Ravenholt and a mix of 2 storey semi detached dwellings and bungalows to the South off Barley Close. There are further dwellings to the West of the site, opposite Park Road, as well as a pub.



Proposed Development

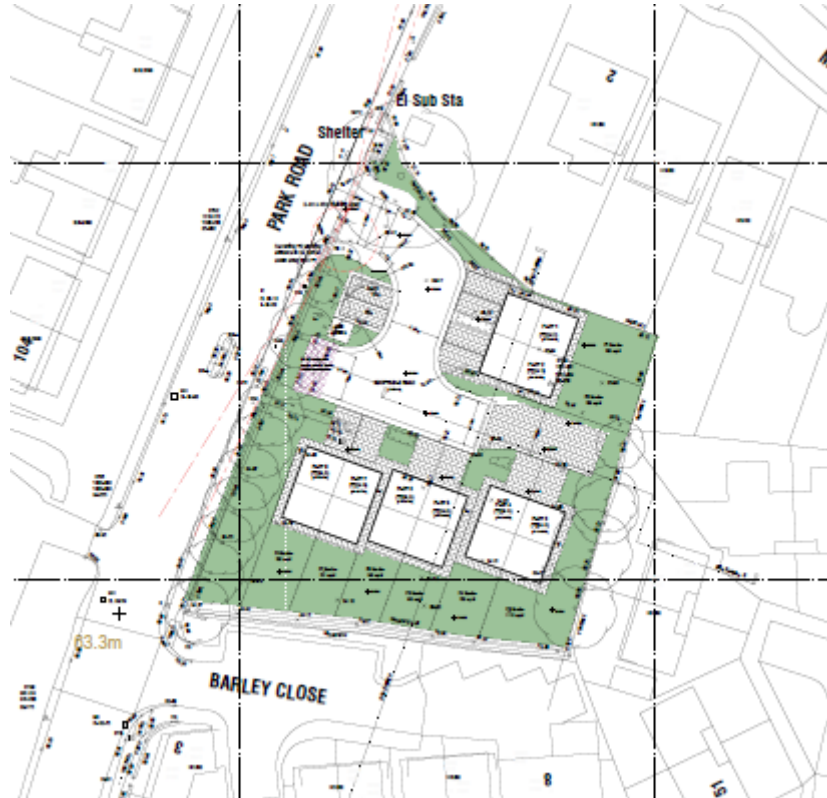
The applicant seeks permission to erect 4 pairs of semi-detached properties (8 properties in total). The 2no properties to the North of the site, facing Park Road, would be Type A, 3 bedroomed, 2 storey dwellings. The 6no. properties to the South of the site would be type C, 2-bedroom, 2 storey dwellings. Each property would have a buffer garden to the front and an enclosed private amenity space to the rear.

Access into the site would be taken from the existing vehicular access point from Park Road. The internal road would be upto adoptable standards with a turning head provided. Plots 1, 2, 5, 6, 7

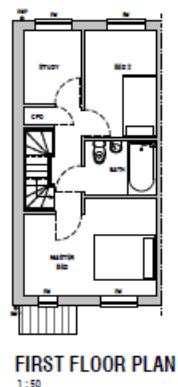
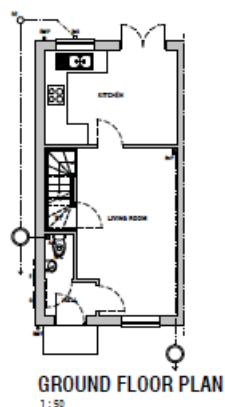
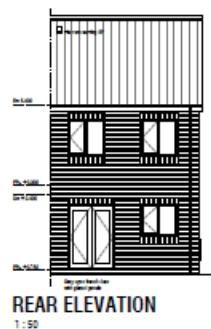
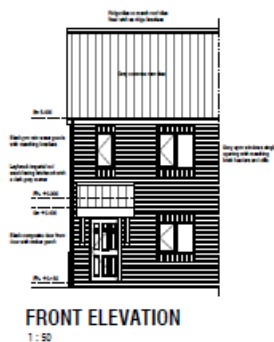
and 8 would be access directly from the adoptable road and plots 3 and 4 would share a private drive. The 3-bedroom properties would have 2no parking spaces each and the 2-bedroom properties 1 space.

The application has been amended several times through the course of the application including a rearranged layout, change to house types and the reduction from 9 plots to 8 plots.

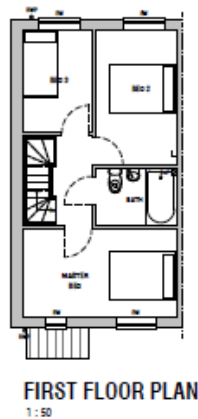
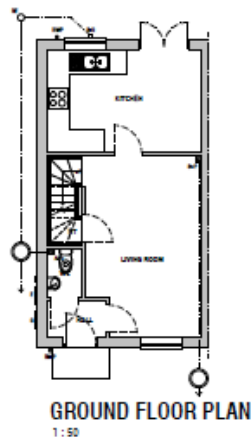
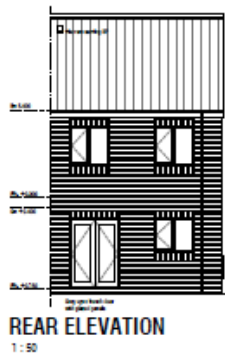
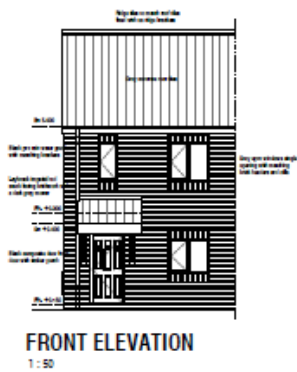
Layout



Type A



Type C



Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy H1 The Number of New Homes to be Built

Policy H4 Residential Development on Small Non-Allocated sites

Policy H6 'Housing Mix and Efficient Use of Land'

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

Policy BIO1 Biodiversity and Geodiversity

Policy CC1 Climate Change

Policy CC2 Sustainable Design and Construction

SPD's

Those of relevance to this application are as follows:

- Designing of housing Development
- Parking
- Trees and Hedges

Other

South Yorkshire Residential Design Guide

NPPF

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 91 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 111 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 126 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Consultations

Drainage – No objections subject to conditions

Air Quality Officer – No objections subject to conditions

Highways – No objections to the revised layout, subject to conditions

Reg Services – No objections subject to condition

Tree Officer – requested greater separation distances between buildings and trees

Yorkshire Water – No objections subject to conditions

Broadband – No objection subject to condition

SYMAS – No objections

Ward Cllrs – No comments

Representations

24 neighbours were consulted on the original application. 2 letters of objection were received.

The main points of concern are;

- Increased overlooking/loss of privacy
- Future maintenance of boundaries
- Information available during the build

Following amendments to the scheme a re-consultation exercise took place, the only additional response received was a request for additional information.

Assessment

Principle of Development

The site is allocated as Urban Fabric within the Local Plan. Local Plan policy H4 'Residential Development on small non-allocated sites' states 'proposals for residential development on sites below 0.4 hectares will be allowed where the proposal complies with other relevant policies within the plan.

All new dwellings proposed must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy. In addition, development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the possible future development of a larger area of land.

Residential Amenity

It is noted 8 dwellings on the site would result in some noise and disturbance through residential and vehicular activity. However, the site previously accommodated a building which was used as council offices for a number of years which would have generated a level of noise and disturbance. As such, given the proposed density of the development, the previous use of the site and the density of neighbouring development, the introduction of 8no. modest dwellings would not result in significant noise and disturbance.

Plot 1 sits to south of the properties fronting Barley close and is within close proximity to their rear boundaries. However, the proposed side elevation would be over 15m from the existing habitable room windows (in excess of the 12m required) and would be built on a lower level. As such, although it would result in some overshadowing to the bottom of the neighbouring gardens it would not warrant a refusal in this case.

The side elevation of plot 3 would sit beyond of the rear elevations and amenity space of the bungalows fronting Ravenholt. Again, the 12m separation distance would be met and the existing mature trees and hedges on that boundary are shown to be retained which will soften the development. The proposed dwellings would also be located to the West/North West. As such, plot 3 would not be a significantly overbearing feature or unreasonably overshadow the neighbouring bungalows or their gardens, in accordance with Local Plan Policy GD1.

Plots 3-8 would have rear elevations facing Barley Close and would be built on a higher level than the neighbouring properties. The dwellings would, however, exceed the required 21m from the front elevations of the neighbouring properties.

Plots 1 and 2 would have habitable room windows facing neighbouring private amenity spaces but the views from the ground floor windows would be obscured by boundary treatments and the upstairs windows would exceed the required 10m from the boundaries.

The side elevations of plots 1 and 3 would fall short of 10m from neighbouring amenity space boundaries but those elevations do not contain habitable room windows.

In terms of the amenity of the future residents of the site, the internal spacing generally meets or exceeds the requirements of the South Yorkshire Residential Design Guide. It is noted that the 'type C' dwellings have a study on the first floor, there would be concerns this could be used as a third bedroom, but it falls short of the size requirements for a bedroom and there is a demand for

home offices in the current climate. The applicants have also stated they have used similar property types before and the room has been advertised and sold as a study, not a bedroom. The 2-bedroom properties have gardens of at least 50m² and the 3-bedroom units have gardens of at least 60m², in accordance with SPD 'Design of Housing Development'.

Plots 3 and 4 face the side elevation of plot 2 but the required 12m separation distance is met or exceeded.

Visual Amenity

The site is adjacent to, and does share a boundary with, Park Road. However, views into the site would be limited given the retention of the TPO'd Trees which run along the Western boundary of the site, within close proximity to the pavement serving Park Road. The trees would aid in softening the development and maintaining the visual amenity of the streetscene.

There would be some views into the site from neighbouring streets, particularly Harvest Close to the South given the relatively open boundary and level difference. However, the rear elevations of the proposed properties backing onto Barley Close would be set in from the boundary by circa 10m and the existing hedgerow would be maintained. As such, the properties would not be overly prominent on the streetscene, in accordance with Local Plan Policy D1.

The surrounding area is made up of a mixture of styles, designs, ages and sizes of properties. The proposed dwellings, in terms of their design and size, would sit comfortably amongst the existing housing stock within the immediate area. It is noted that there are only small differences between the 2 property types proposed but there would be a modest mix of accommodation on offer, in accordance with policy H6. Further interest is added to the scheme through the layout, landscaping and parking solutions.

As outlined above, each dwelling would have a small buffer garden to the front to accommodate soft landscaping and help soften the dwellings and the site overall. The proposed parking spaces are generally to the front of the proposed properties, however, there is a maximum of 2 parking spaces situated together. This would reduce car dominance within the site and provide a more aesthetically pleasing streetscene.

Consideration should also be given to the fact the site previously accommodated an 'L' shaped building located centrally on the site which was closer to Park Road than the current proposal, as shown below;



Highway Safety

The proposed access into the site would utilise the existing access from Park Road but would widen it to improve accessibility. Once in the site the roadway would be built to adoptable

standards and incorporate a turning head to allow vehicles to enter and exit the site in a forward gear.

Each 3-bedroom property would have 2no. in curtilage parking spaces and the 2-bedroom properties would have 1 space, in accordance with SPD 'Parking'. 2no. visitor parking spaces are also proposed within the site to reduce on street parking within the area.

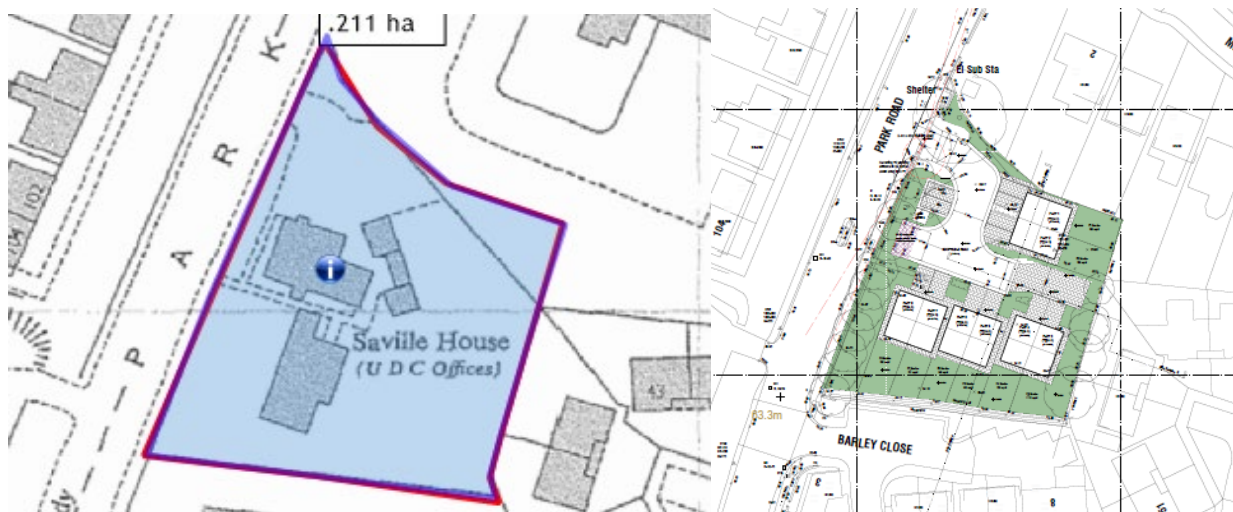
Highways raised no objections to the principle of the development, subject to a number of amendments which have been undertaken and conditions.

Trees

The row of Lime Trees to the West of the site are subject to a Group TPO given their contribution to the visual amenity of the streetscene. There is also an individual Oak subject to a separate TPO in the North Western Corner of the site. It is proposed to remove T2 (lime Tree) in order to widen the existing access and move the access away from T1 (Oak) which is a larger, more visually prominent specimen. All the other trees within that group TPO would be retained. As would the existing trees to the East of the site, to the rear of the properties fronting Ravenholt.

It is noted that the side elevation of plot 8 would be relatively close to the TPO's trees, however, the main building previously on the site was a similar distance from the trees and there was more development and hardstanding in close proximity to the trees than is currently proposed. The majority of the dwellings are located to the East of the site, as highlighted below. Furthermore, the amendments to the road, turning areas and parking provisions have resulted in hardstanding in close proximity to the trees, however, these are predominantly in areas which previously accommodated buildings or areas of hardstanding.

The side elevation of plot 3 would also be adjacent to the existing non TPO'd trees, shrubs and Hedges but would be a similar distance as plot 8 to the trees, and allow the trees to be retained.



The applicant has submitted a Tree Survey, Tree Constraint Plan and Tree Protection Plan but given the significant amendments to the scheme, since submission, the protection plan is out of date and a condition for further details is required.

Conclusion

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the revised scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Grant planning permission subject to conditions