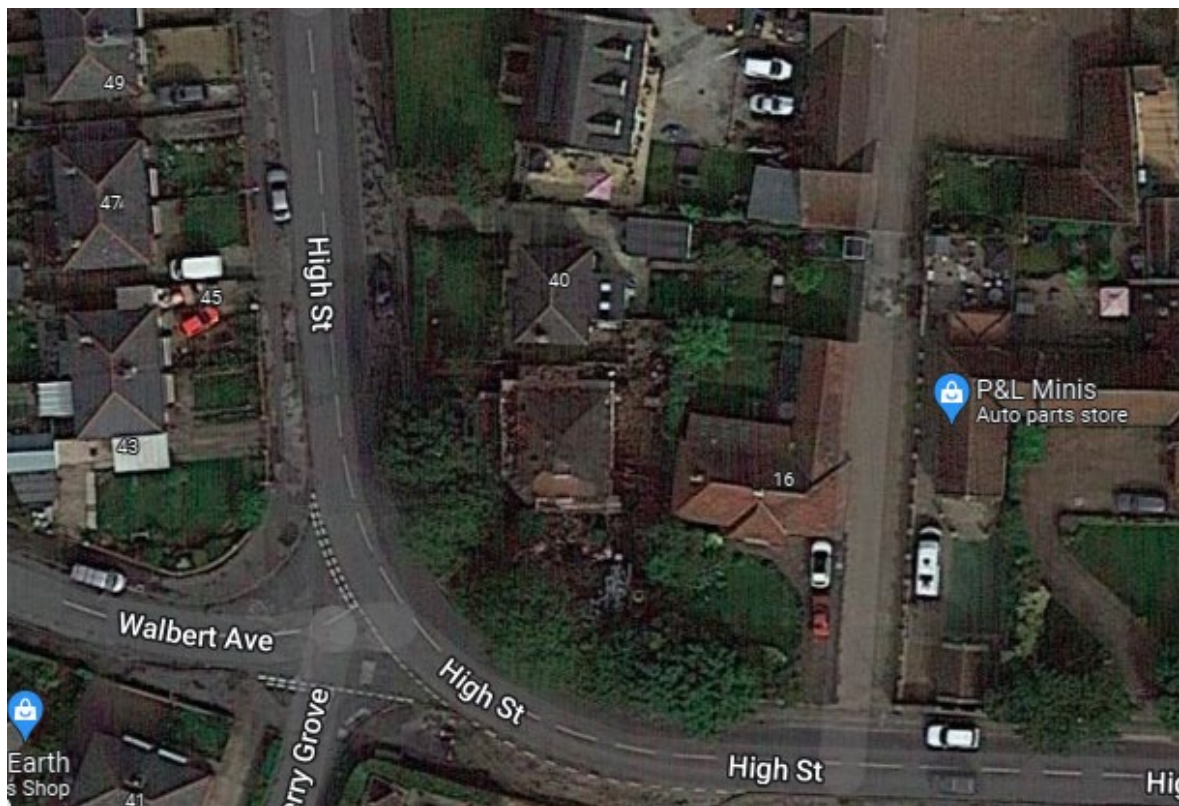






Proposed Development

The applicant is seeking approval for the demolition of the existing bungalow and the erection of a replacement dwelling. As stated above the application is part retrospective and the proposed dwelling has been constructed up to window level.

The replacement dwelling is a dormer bungalow and has been designed as an L-shape with a pitched roof with two pitched roof dormers. The property would have the benefit of an integral garage. The dwelling would be set in the same location as the previously demolished dwelling, to the rear north eastern corner of the site and has a small rear garden area of approx. 27sqm. The property has been designed with the main first floor habitable room windows facing the south and the west. The ground floor has been designed with the main habitable room windows facing the south and the west, however there is one habitable lounge window/door to the rear facing the east.

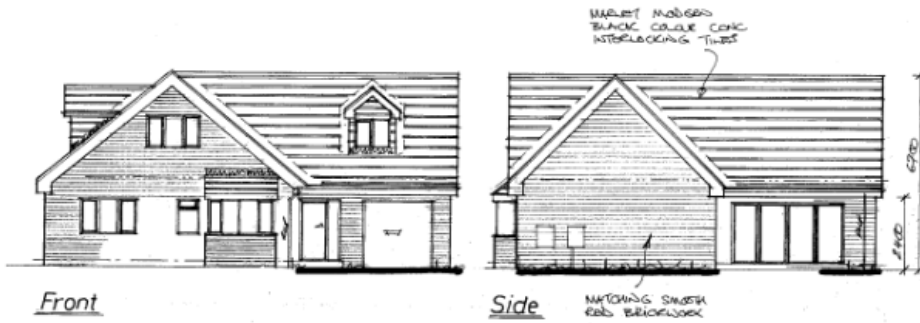
The proposed dwelling is being constructed of red/brown brick with a grey tiled roof. The proposed dormers would be constructed to match the roofing materials.



Location Plan 1:1250

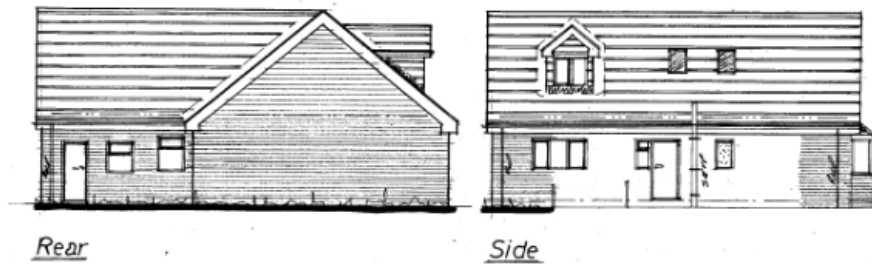
Planning:

B/Regs:22/10992/BR



Front

Side



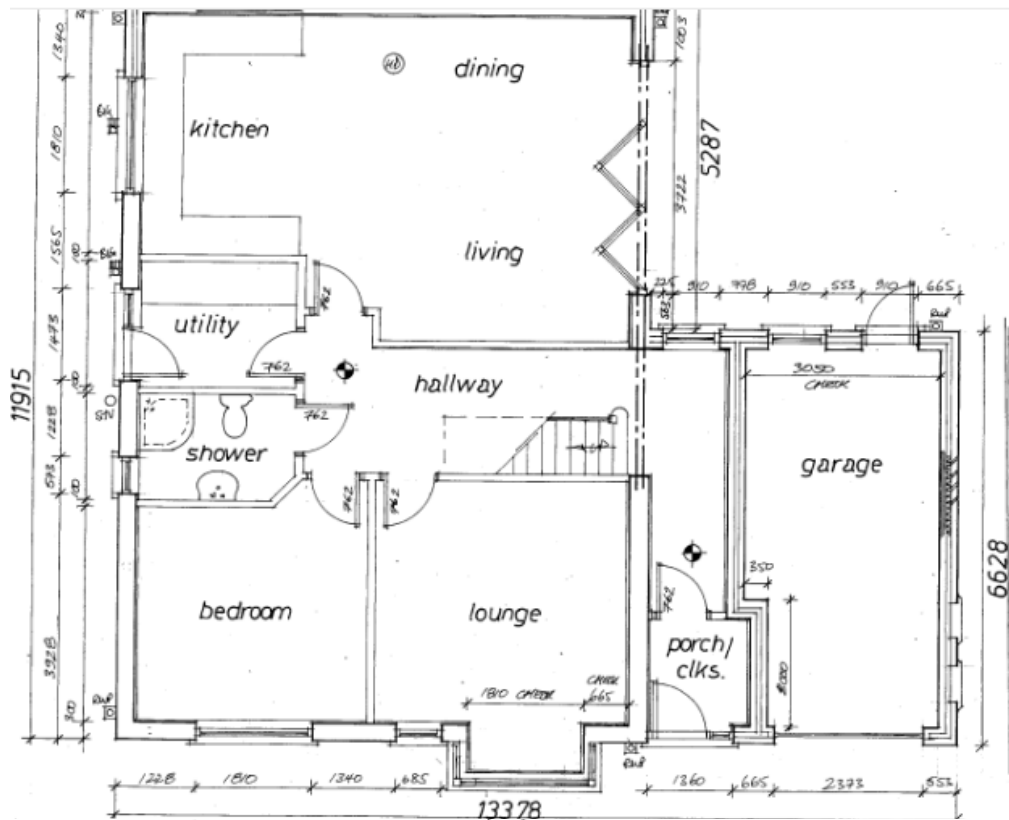
Rear

Side

Rev	Notes	Date

Garry Greetham Associates
Residential Design Consultant
Westwood House
18 Carr Lane
Tannersley
Barnsley S75 3BE
Tel(01226)746573

PROJECT: Extensions & Alterations
CLIENT: Mr. Elliot Kay
TITLE: Elevations as Proposed
ADDRESS: 38 High Street, Thurnscoe, Rotherham, S63 0SU
DRAWN BY: 922
SCALE: 1:100 • A3 DATE: Oct 22
ENGINEER NO: 982-04
MEMBER OF THE Chartered Institute of Architectural Technicians



Rev	Notes	Date

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PROJECT Extensions & Alterations

CLIENT Mr. Elliot Kay

TITLE G.F. Layout as Proposed

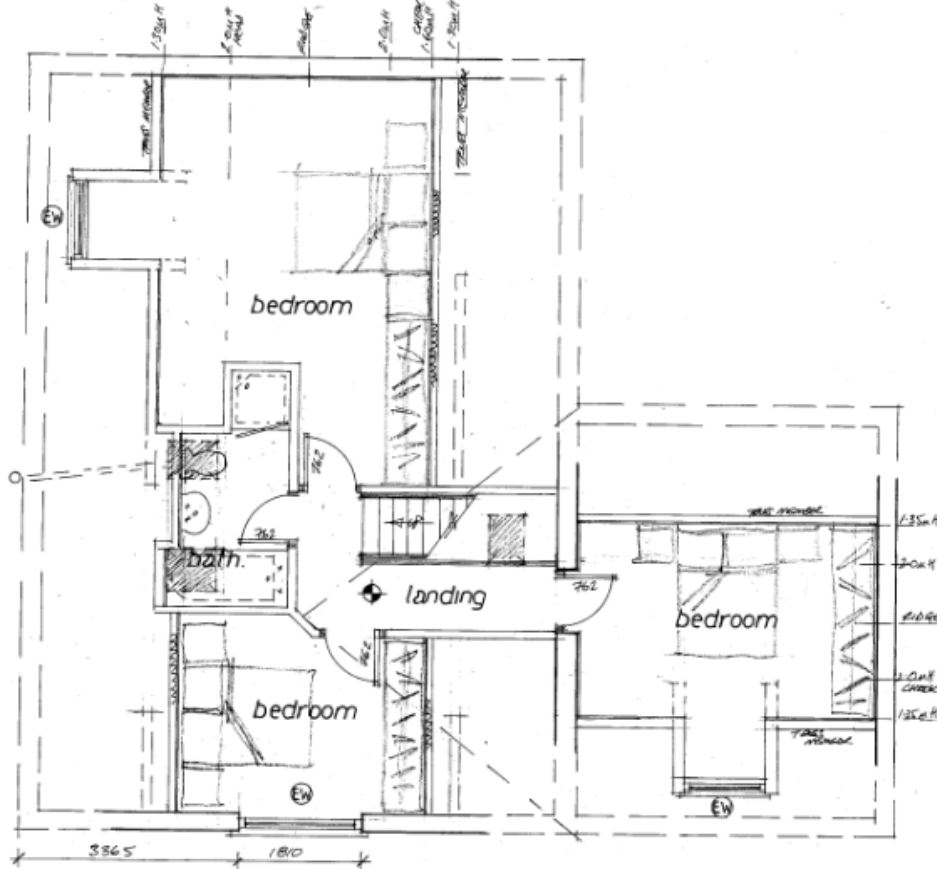
ADDRESS 38 High Street, Thurnscoe, Rotherham, S63 0SU

DRAWN BY SSS

SCALE 1:50 A3 DATE Oct 22

DRAWING No. 982-05 REV

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Rev	Notes	Date

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PROJECT Extensions & Alterations

CLIENT Mr. Elliot Kay

TITLE F.F. Layout as Proposed

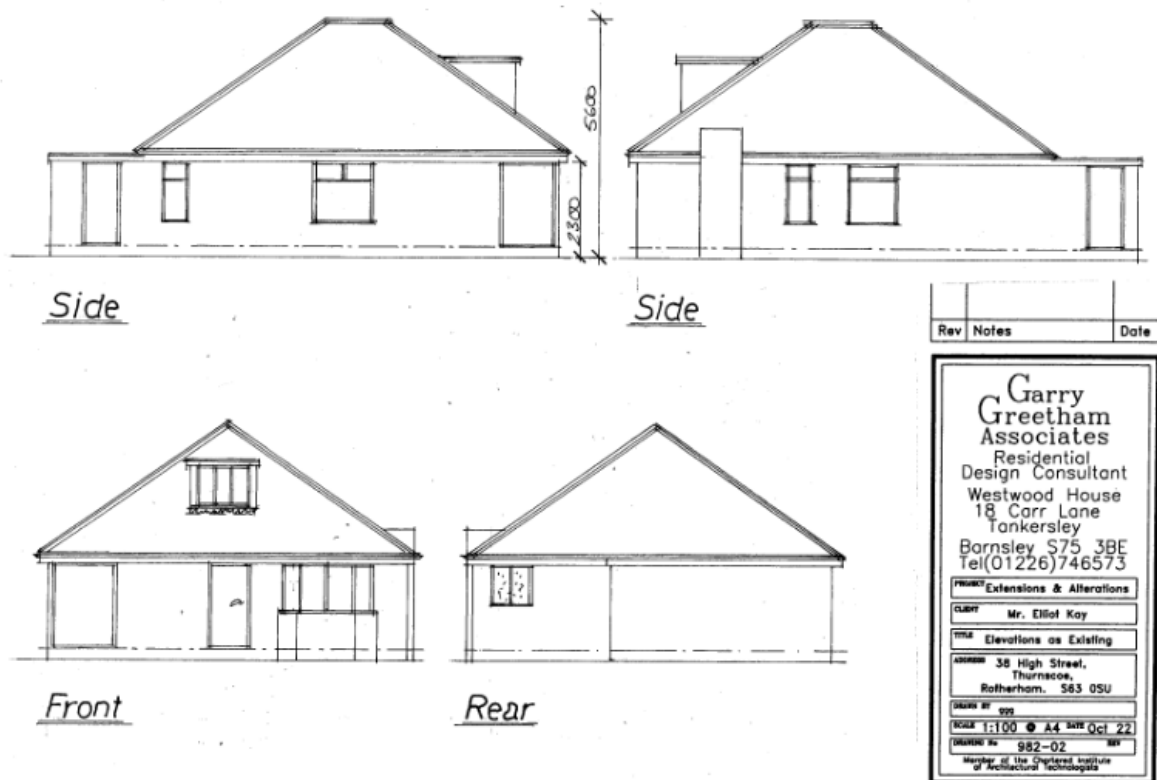
ADDRESS 38 High Street, Thurnscoe, Rotherham, S63 0SU

DRAWN BY SSS

SCALE 1:50 A3 DATE Oct 22

DRAWING No. 982-06 REV

Member of the Chartered Institute of Architectural Technologists



Existing dwelling

Policy Context

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application.

The site is allocated as Urban Fabric within the Barnsley Local Plan Proposals Map. In reference to this application, the following policies are relevant:

GD1: General development – Proposals for general development will be approved providing there is no significant adverse effect on residential amenity, highway safety, the current or future use of nearby land and it upholds good quality design in accordance with local plan policy D1.

SD1: Presumption in favour of sustainable development – The Council will take a positive approach to proposals that reflect the presumption in favour of sustainable development contained in the NPPF.

H6: Housing Mix and Efficient use of land – Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities.

Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population.

Proposals to change the size and type of existing housing stock must maintain an approximate mix of homes to meet local needs.

D1: High quality design and place making – This policy sets the overarching design principles for the borough. Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of the local area.

T3: New development and sustainable travel – New development is expected to be located and designed to reduce the need for travel, be accessible to public transport and encourage smarter ways to travel rather than unsustainable use of the private car.

T4: New development and highway improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

LG2: The Location of Growth – Priority will be given to development in the following locations:

- Urban Barnsley
- Principle Towns of Cudworth, Wombwell, Hoyland, Goldthorpe, Penistone and Royston; and
- Villages

Urban Barnsley will be expected to accommodate significantly more growth than any individual Principle Town, and the Principle Towns will be expected to accommodate significantly more growth than the villages, to accord with their place in the settlement hierarchy.

Poll1: Pollution Control and Protection - Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

SPDs:

Design of housing development
Parking

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.

Consultations

Highways – No objection subject to conditions
Drainage – Details to be checked by Building Control
Ward Councillors – No comments received
Yorkshire Water - No comments received
Pollution Control - No comments received

Representations

None received

Assessment

Principle of Development

The site is located within an area of Urban Fabric where Local Plan Policies GD1 'General Development' and H4 'Residential Development on Small Non-allocated Sites' apply. These policies require that development should be compatible with its surroundings and in this case, the street is predominantly residential and the proposal is for one replacement dwelling which is acceptable in principle.

Residential Amenity

The Supplementary Planning Document 'Design of Housing Development' provides guidance in terms of separation distances and other amenity requirements, in order to ensure that any new development does not cause significant impact by way of overlooking, overbearing and overshadowing of existing dwellings and their private gardens. Further detailed guidance on residential development is provided in the South Yorkshire Residential Design Guide. The Guide includes information requirements, design guidelines and technical requirements.

The proposed dwelling is designed so that it meets the minimum separation distances from existing and proposed habitable room windows, set within the SPD. The property has been designed with the main first floor habitable room windows facing the south and the west. The ground floor has also been designed with the main habitable room windows facing the south and the west, however there is one habitable lounge glazed patio door to the rear facing the east. This glazed door would not cause any significant overlooking of the adjacent dwellings or their garden areas as it is set to the ground floor and would be screened by boundary treatments. In terms of potential overshadowing, the dwelling is larger than the existing dwelling and features a pitched rather than a hipped roof. The dwelling would not cause any significant overshadowing of the neighbouring properties as it is set in a corner plot and is set adjacent to the side elevations of the adjacent properties where there are no habitable room windows. Any overshadowing would be mainly limited to the applicant's own rear garden area. The proposal would not cause any significant overlooking, overbearing or overshadowing of

the neighbouring dwellings and is acceptable when measured against the guidance set within the SPD Design of Housing Development.

In terms of the residential amenity of any future occupiers, the proposed room sizes are in line with the SYRDG and the recommended internal spacing standards. In terms of external spacing, the dwelling would replace an existing dwelling in a similar siting with a similar small garden area. The property would have a small rear garden of approx. 27sqm, and whilst this is less than the 60sqm recommended by the SPD, the site constraints mean that there is little opportunity to create additional rear garden area. The property does have an extensive side and front garden, which is fairly private given the screening wall and trees along the boundary. Whilst the rear garden area does not meet the required size set within the SPD, it is felt that given the site constraints and the overall size of the plot, that the proposal is acceptable in principle. Permitted Development rights should be removed to prevent any further extensions which may reduce the overall size of the rear garden area.

Given the above, the proposal is therefore considered to be acceptable in terms of residential amenity in compliance with Local Plan Policy GD1: General Development.

Visual Amenity

Local Plan Policy D1 High Quality Design and Place Making, sets out the principles that will apply to the consideration of planning applications for new housing development, including conversions, infill and backland development.

The street scene is varied and consists of single storey and two storey dwellings, with pitched and hipped roofs. The site is well screened with trees and a low wall/hedge along the boundary with High Street. The proposed dwelling replaces an existing hipped roof dormer bungalow (now demolished) with a pitched roof dormer bungalow. The property is specifically designed for this corner plot and has two active principal elevations in order to add interest to the street scene. The proposal includes two small, pitched roof dormer windows which is acceptable as the existing dwelling featured a dormer window to the southern elevation.

The building is partially constructed, and the bricks used are of a red/brown mix and fit in well with the existing materials seen on the adjacent dwellings. The proposed grey roof tiles are also acceptable. In terms of scale and massing, there are a variety of single and two storey dwellings along High Street and the dwelling would sit comfortably between the two storey dwelling to the north and the single storey dwelling to the east. The proposed development is therefore acceptable in terms of visual amenity in accordance with Local Plan Policy D1: High Quality Design and Place Making.

Highway Safety

The Highways Officer has been consulted and has no objection to the proposal. The proposals would utilise the existing access, which is set to the south and along the eastern boundary of the site. Sufficient parking and turning arrangements are available on site and the proposal would not significantly impact upon the highway. The development is therefore considered acceptable from a highways point of view, in accordance with policy T4 of the Local Plan.

Recommendation

Approve with conditions