2023/1111

Mr Nigel Foster

20 Bismarck Street, Worsbrough Common, Barnsley, S70 4NA

Erection of detached bungalow with attached garage and provision of associated access, parking and garden amenity space (Retrospective)

Site Description

The application relates to a formerly vacant site which is roughly 'L' shape and mainly laid to grass. The area of the site north of Bismarck Street lies within the Warren Quarry Lane Greens Space. The site is accessed from Bismarck Street which contains terraced houses to the north and a pair of semis to the south. The area is predominantly residential in nature with semi-detached properties to the east and south and Highstone nursing home to the southeast. The proposed bungalow has been constructed and Bismarck Street in this location is now an adopted highway.

Planning History

2017/0798 - Residential development of up to 11 dwellings (Outline with All Matters Reserved) (Approved with Conditions)

2019/0342 - Erection of 5 no. dwellings (Approved subject to Legal Agreement)

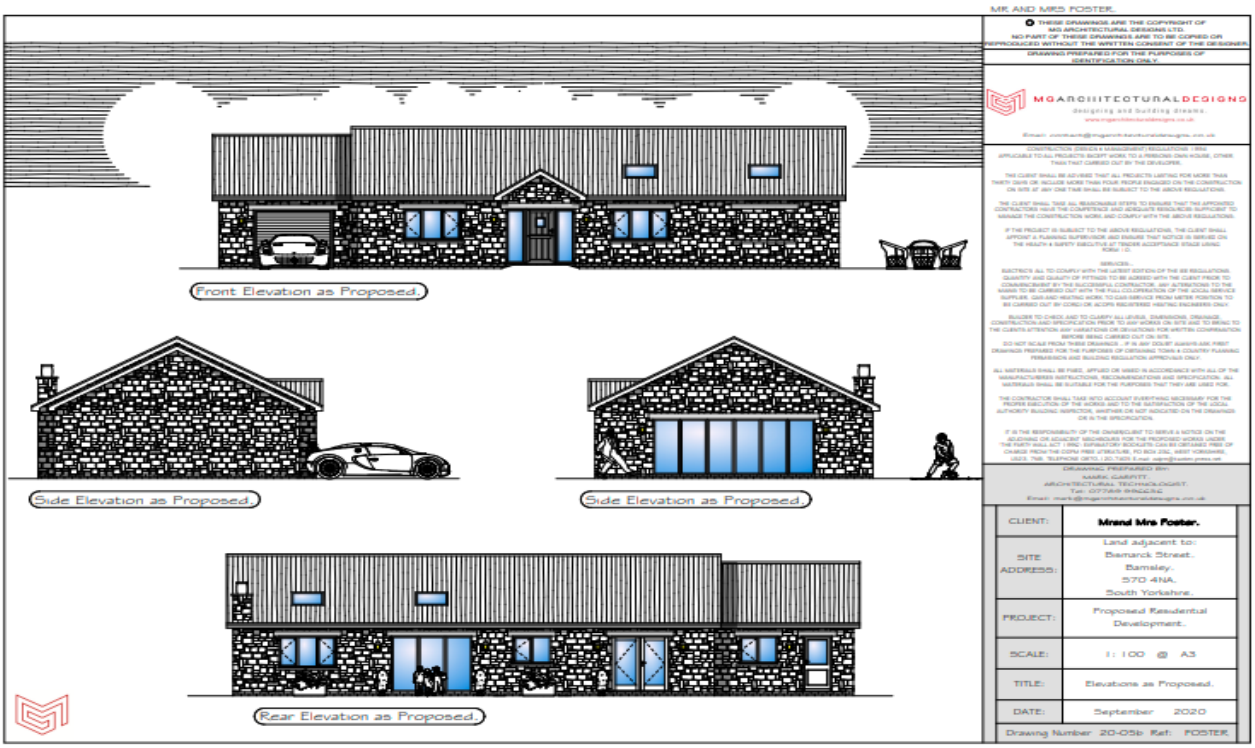
2019/1337 - Details of conditions 3 (materials), 4 (full fibre broadband), 6 (landscaping), 11 (Drainage), 12 (mining investigation), 13 (tree protection), 14 (ecological mitigation), 17 (engineering and construction details), 18 (highway completion plan) of planning application 2019/0342 (Erection of 5 no. dwellings) (Approve)

2019/1575 - Variation of condition 2 (amended plans) of planning permission 2019/0342 to add a single storey side extension to plot 5 - Erection of 5 no. dwellings (Withdrawn)

2020-1207 - Erection of detached bungalow with attached garage and provision of associated access, parking and garden amenity space (Withdrawn)

Proposed Development

The applicant is seeking approval for the erection of a pitched roof detached bungalow and an attached garage. The bungalow has a length 8.6 of metres and a width of 14.9 metres. The bungalow has a ridge height of 5.35 metres and an eaves height of 2.55 metres. The garage has a length of 7.6 metres and a width of 4.3 metres. The garage will feature a pitched roof with a ridge height of 5.05 metres and an eaves height of 2.55 metres. The materials used will be stonework.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 24th November 2022.The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan Allocation – Urban Fabric

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). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy H4: Residential Development on Small Non-Allocated Sites – Proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies.

Policy 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 appropriate mix of homes to meet local needs.

Policy T3: New Development and Sustainable Travel – New Development will be expected to:

• Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.

• Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document.

Policy T4: New Development and Transport Safety – 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.

Policy BIO1: Biodiversity and Geodiversity – Development will be expected to conserve and enhance the biodiversity and geological features of the borough.

Supplementary Planning Documents

The proposals have been considered in relation to the following SPD's:-

- Design of housing development
- House extensions and Other Domestic Alterations
- Parking
- Sustainable Travel

Other Guidance

South Yorkshire Residential Design Guidance

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. 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. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 139 states that *"development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design,*

taking into account any local design guidance and supplementary planning documents such as design guides and codes".

Consultations

The LPA's Biodiversity Officer was consulted and raised no objections.

The Coal Authority were consulted and raised no objections.

The LPA's Forestry Officer was consulted and raised no objections.

Highways Development Control (DC) were consulted and raised no objections.

Highways Drainage were consulted and raised no objections.

Pollution Control were consulted and raised no objections.

The South Yorkshire Mining Advisory Service (SYMAS) were consulted and raised no objections.

Representations

Neighbour notification letters were sent to surrounding properties and a site notice posted, no comments were 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 require that development should be compatible with its surroundings. The bungalow has been constructed on land that formed part of a site that gained planning permission for the erection of 5 dwellings (2019/0342), and the area of the site upon which the bungalow sits was to have a pair of semi-detached dwellings. In this case the street is purely residential and as such the use of this site for residential uses would be in keeping with the locality. The bungalow has been constructed on land that formed part of a site that gained planning permission for the erection of 5 dwellings (2019/0342), and the area of the site upon which the bungalow sits was to have a pair of semi-detached dwellings. Given the previously approved planning applications on this site, the development of the site for residential purposes is therefore acceptable in principle.

Residential Amenity

The proposal involves the erection of a detached bungalow adjacent existing dwellings, therefore the impact upon the residential amenity of these properties is an important consideration. The site was previously open grassland, but the use of the site for residential purposes is in keeping with the adjacent uses. In terms of the design, the property has been designed with habitable room windows at ground floor facing to the front and rear with patio doors also facing east. In terms of external spacing standards, the SPD Design of Housing Development states that a minimum of 21 meters should be achieved between facing habitable room windows which is the case with the dwellings to the east. Only approximately 13 metres is achieved to the dwelling to the south however the windows on the front elevation of the bungalow are not directly in line with that dwelling which is two-storey.

The proposal should not cause any significant overbearing to any neighbouring dwelling. In terms of overshadowing, the property is a low bungalow and therefore should not cause any significant overshadowing of the adjacent dwellings. The proposed bungalow has been designed with adequate room sizes and external amenity space which is in compliance with the standards set within the SPD and the SYRDG. The proposal is considered to be acceptable in terms of residential amenity in accordance with the SPD Design of Housing Development.

Visual Amenity

The street scene consists primarily of other dwellings. The immediately adjacent properties are two-storey semi-detached and detached dwellings therefore the development on this site should relate to these adjacent properties. The proposal involves the erection of a detached bungalow with a pitched roof. The siting of the dwelling is acceptable. The dwelling is set in line with the dwellings to the west with room for the rest of the proposed dwellings previously granted planning permission.

The site was grass before the erection of the bungalow however a significant gap existed between the adjacent dwellings on Bismarck Street therefore the development of the site for residential use will be an improvement to visual amenity. Materials, landscaping and boundary treatments are indicated on the submitted site layout and are considered acceptable in terms of visual amenity. The proposal is therefore acceptable in terms of visual amenity and impact upon the street scene in accordance with the SPD Design of Housing Development and policy D1 of the Local Plan.

Highway Safety

There will be no impact upon highway safety. The bungalow has been constructed on land that formed part of a site that gained planning permission for the erection of 5 dwellings (2019/0342), and the area of the site upon which the bungalow sits was to have a pair of semi-detached dwellings. It is unclear what the intentions are regarding the remainder of the site, however, from a highways point of view improvement works in the form of an upgrade to the unadopted section of Bismarck Street have already been carried out. The two-bedroom bungalow requires one off-street parking space, and this is provided by way of the attached garage which is of sufficient size to be counted towards the sites' parking provision.

Recommendation

Approve with conditions