

2024/0507

Mr Andrew Bailey

Erection of detached dwelling

Land adjacent to 71 Tingle Bridge Lane, Hemmingfield, Barnsley, S73 0NT

### Site Description

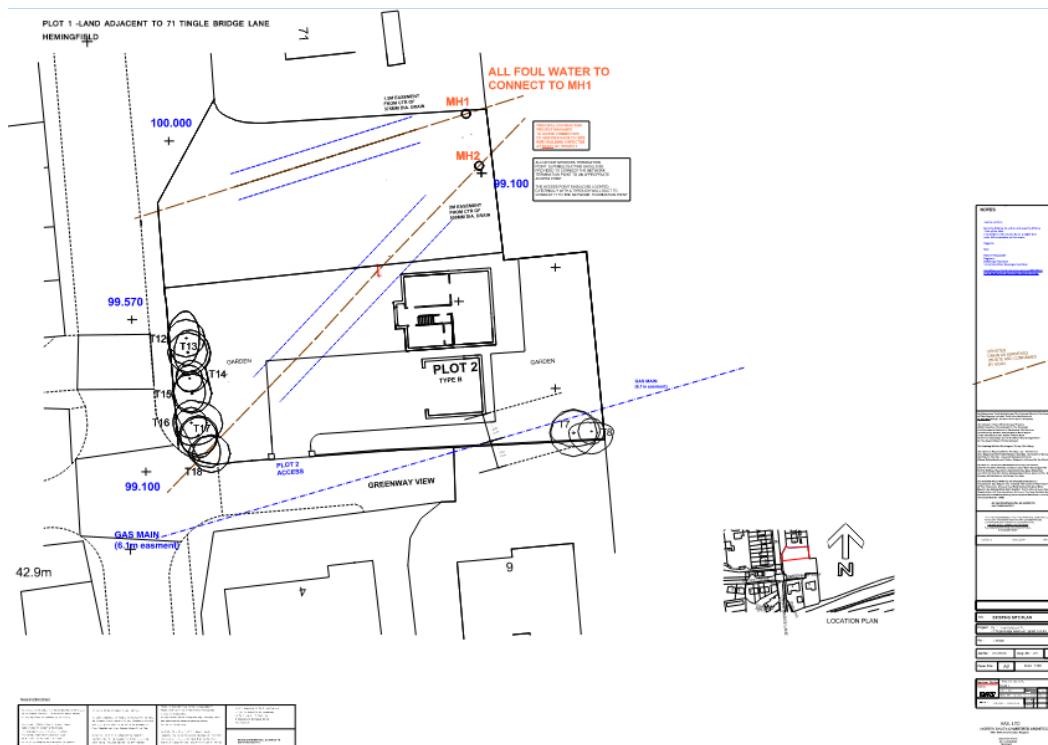
This site is located to the south of 71 Tingle Bridge Lane in Hemmingfield. The site has been cleared for development and forms plot 1 of a wider development area. Permission for the erection of 3 dwellings was granted in 2018. This application site forms Plot 1, with Plot 2 and Plot 3 adjacent to the south.

In 2019 planning permission was granted to change the design of the dwellings. In 2020 Plot 2 and Plot 3 were merged together to form one large plot, planning permission was given to allow the erection of 1 larger dwelling and attached side garage to be built on the larger plot. This property has been developed. Further south beyond the new build is a short cul-de-sac (Greenway View) which serves the new build and 2 additional large modern detached dwellings.

The land was previously used as grazing land located within a built-up frontage on Tingle Bridge Lane before the sites were cleared to form development plots. To the north is 71 Tingle Bridge Lane which is part of a pair of 2 storey semi-detached dwellings with a large single storey side extension. This has a secondary side habitable room window that overlooks the site.

There is open land to the east which forms part of the green belt and houses on the opposite side of Tingle Bridge Lane to the west. Tingle Bridge Lane has a wide verge along most of its length.

There have been previous issues relating to main sewers running across the site, this has dictated the layout. Any trees that were along the front of the site previously appear to have been removed.



### Site History

2018/0414 - Erection of 3 no. detached dwellings and garages - Approved

2018/1288 - Erection of 3 no. detached dwellings (Resubmission). Approved

2019/0679 - Variation of condition 2 of approved application 2018/1288 (Erection of 3 no. detached dwellings (Resubmission)) - Approved

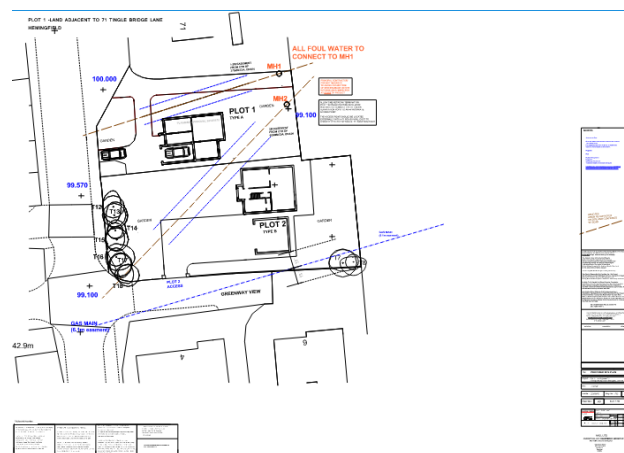
2020/0547 - Erection of detached dwelling with detached garage - Approved

## Proposal

The applicant is seeking approval to erect a five bedroom dormer bungalow. The dwelling would be 1.5 storey and has been designed with a pitched roof. The property will be built set back from the road and located centrally within a generous plot. Off road parking will be available within the integral garage and front garden area.

In terms of the internal layout, the ground floor would comprise of a lounge/dining room, kitchen, ground floor bedroom with en-suite and an integral garage. A further four bedrooms and family bathroom will be located within the roof space. Two dormers will be located on the front elevation and one dormer on the rear. A large, pitched area of glazing will be located on the rear elevation serving one of the rear bedrooms leading onto an enclosed terrace.

The proposed dwelling would measure 6.39m total height. The proposal will be built in brick and tile however details of materials are to be agreed post decision.



## Local Plan

Urban Fabric

## **Policy Context**

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

Policy T3 New Development and Sustainable Travel

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 H4 Residential Development on Small Non-allocated Sites

Policy BIO1 Biodiversity and Geodiversity

### SPD's

Those of relevance to this application are as follows:

-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.

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 96 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places.

Para 115 - 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 131 - 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.

Para 139 - Development that is not well designed should be refused.

## **Consultations**

- Highways DC – No objections subject to conditions
- Pollution Control – No objections subject to conditions
- Yorkshire Water – No objections.
- Drainage – No objections subject to conditions
- Ward Councillors – No comments received.
- Biodiversity – No objections subject to conditions

## **Representations**

No letters of objection have been 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, in this case the property is set within a pocket of residential properties and as such the use of the site for residential uses would be in keeping with the locality.

This scheme is identical to the previously approved and amended scheme within application 2019/0679. There is no change in the overall principle of the development which has been established through previous approvals.

### Visual Amenity

There has been a lot of amendments made to the originally approved dwellings. Plot 2 and 3 have been condensed to one plot containing one dwelling. This property has subsequently been erected. This application proposes a dormer bungalow within plot 1 visually identical to the approval within 2019/0547. This application is a resubmission of the proposal within plot 1.

The proposal is for a detached dormer bungalow similar in design to that of the newly built adjoining property. The site is set within a pocket of residential properties that are a mix of one and two storey height and constructed from red brick.

The proposal seeks to replicate the style of the surrounding dwellings with use of brick and tile. The proposal is 1.5 storeys in height with a pitched roof similar to surrounding properties and as such would be in keeping with this locality.

The street scene is characterised by a mix of differently designed properties, semi-detached and some larger detached dwellings. The proposal will be set back within the site, and standing at 1.5 story's will be at a lower height to the neighbouring semi's ensuring the proposal does not appear overly dominant.

The applicant has stated on the drawings that the dwelling will be brick built however the details of the materials have not been submitted with this application and will therefore be conditioned.

As such the proposal would be in keeping with the local character of the area in terms of scale, building style, and materials. The proposal is therefore considered acceptable in terms of visual amenity in accordance with policy D1 of the Local Plan.

### Residential Amenity

Although Policy GD1 of the Local Plan does not include reference to any specific space standards, it states that proposals for development will be approved if there will be no

significant adverse effect on the living conditions and residential amenity of existing and future residents amongst other matters. Policy D1 of the Local Plan expects development to be of a high quality, including through its layout and design, so that it contributes to a healthy, safe and sustainable environment.

The 2023 Design of Housing Development Supplementary Planning Document (SPD) advises that all developments should achieve the internal spacing standards set out in the South Yorkshire Residential Design Guide (SYRDG).

It also advises that rear gardens of proposed dwellings should be at least 50 square metres in the case of two-bedroom houses/bungalows and 60 square metres for houses/bungalows with three or more bedrooms. Smaller gardens may be acceptable in corner plots if privacy and daylighting can be maintained.

The proposal is for the erection of a five bedroom dwelling. The SYRDG sets out acceptable internal spatial standards. The proposal meets the internal spatial standards set out within the SYRDG and the Council is satisfied that the proposal will deliver acceptable living conditions protecting the residential amenity of future occupiers in line with planning policy.

The external amenity space also meets with the requirement in both SPD: Design of Housing Development and the South Yorkshire Residential Design Guide.

There is an overlooking window in the side wall of an extension to no.71 Tingle Bridge Lane. It has not been established if this window serves a habitable room. On the previous applications it was determined that there is limited scope to revise the layout due to the presence of two easements. It was also established that as the separation distance was over the 12m required the proposed location was not expected to reduce any existing residential amenity currently enjoyed by the neighbours.

Due to the orientation and positioning of the proposed windows to this property and with the introduction of a boundary fence (Details of which are yet to be finalised), overlooking or loss of privacy is not expected to occur ensuring residential amenity is not compromised with respect of the immediate neighbours.

It is therefore concluded that the internal living space and external amenity area of the proposed development would be of a sufficient size and configuration such that future occupiers would have acceptable living conditions and the existing residential amenity of the neighbouring dwellings is retained. Consequently, as the proposal meets all the standards in the SYRDG and the SPD, it would meet the requirements of Policies GD1 and D1 of the Local Plan.

### Highways Safety

This site gained planning approval for the proposed dwelling under App. No. 2019/0679 as part of a larger site. The southern half of that site has since been developed under a separate application (2020/0547) which gained approval for a single detached dwelling, accessed from Greenway View.

The current proposals for this site, known as 'Plot 1', have not changed from the 2019/0679 approval; a single dwelling with integral garage is to be served via the existing site access from Tingle Bridge Lane and the scheme incorporates adequate parking and turning facilities.

The Council's highways department has confirmed that the off-road vehicular parking proposed as part of the scheme is satisfactory and in compliance of both SPD: Parking and SPD: Design of New Housing Development and in compliance with Policy T3 and T4 of the Local Plan.

### Biodiversity

A statutory metric, condition assessments and BNG report have been provided. The Council's Ecology Officer has reviewed the information within the reports and is content that sufficient

information has been provided. Subject to suitable conditions the Ecology Officer is happy to support the application.

### Drainage

The scheme has been assessed by the Council;s Drainage Officer and YW, neither of whom have raised any objections to the scheme.

### Conclusions

The impact to the visual amenity, existing residential amenity of the area would meet Local Plan Policy requirements. Furthermore, the facilities for future residents of the property would meet the requirements set out in SPD 'Design of Housing Development' and the South Yorkshire Residential Design Guide and would be in compliance with Local Plan policy GD1.

Suitable off-road parking facilities have also been provided. The details of the proposal remain unchanged to the previously approved design. The details of the materials and boundary features will be conditioned to be submitted post decision. The proposal is therefore acceptable in compliance with Planning Policy.

Given the comments above, the application is recommended for approval.

**Recommendation:** Approve