
Ref: 2020/1473

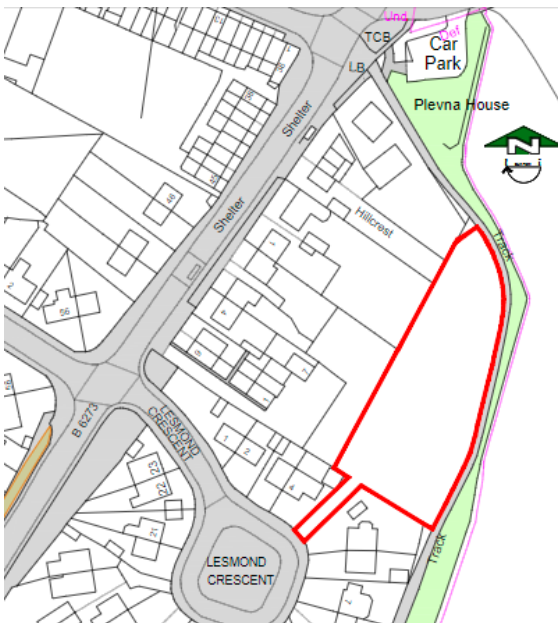
Applicant: Mr Etherington

Description: Erection of 5no. dwellings (3no. two storey properties and 2no. bungalows) including garages and private drive

Land to the rear of Lesmond Crescent, Middlecliffe, Barnsley, S72 0EZ

Site Description

The site is approximately 0.27 hectares, located off Lesmond Crescent, accessed via an existing drive / field access between no.4 and no.5 and to the rear of houses on Rotherham Road in Middlecliffe.



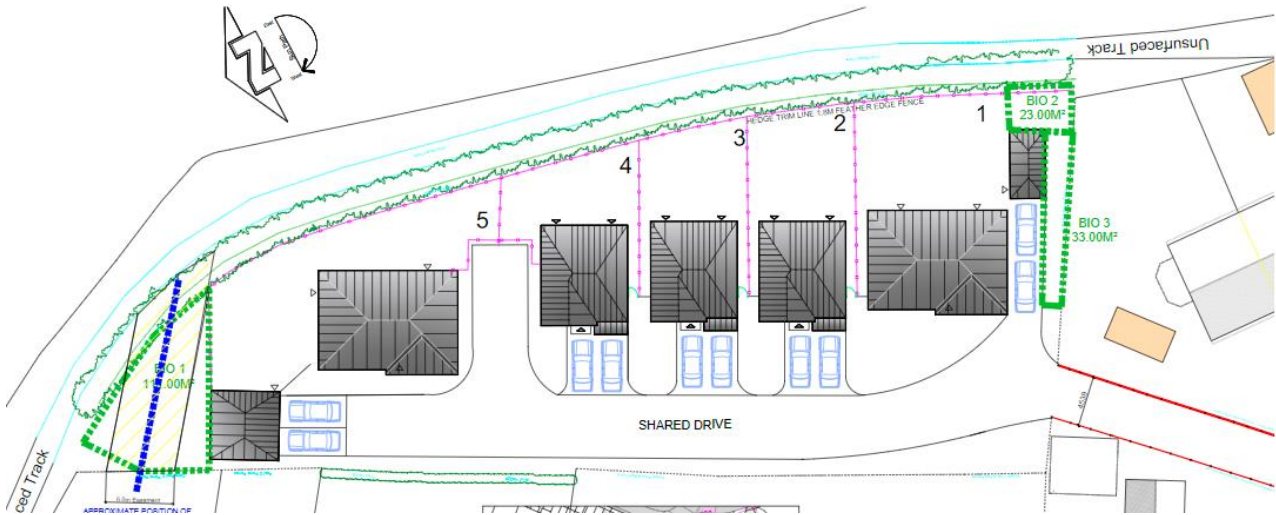
Broadly rectangular in shape, there are houses to two sides and open fields beyond. A track runs along the northern and eastern boundaries, accessing a Yorkshire Water facility to the south.

The site is relatively flat and was overgrown prior to the application being submitted. There is a mature hedgerow along the north and eastern boundaries.

Proposed Development

The application is for 5 dwellings, accessed via a private drive which utilises the existing access between no.4 and no.5 Lesmond Crescent. All the properties have parking for two cars plus a garage.

The dwellings are set out in a linear arrangement, with the drive to the front and gardens to the rear, facing east. Plot 5 at the head of the drive has garden wrapped around it to the east and north.



Plots 1 and 5 are bungalows with 3 bedrooms, bathroom, kitchen diner and separate lounge. Both have bifold doors onto the garden, with plots 5 having them in the side, accessing the main garden area to the north, whilst plot 1 has them in the rear. Plot 1 has a detached single garage to the side and plot 5 a detached double garage.



Plots 2, 3 and 4 are detached houses. All 4 bedrooms, one en-suite, and a family bathroom at first floor. The ground floor layout includes an integral garage, kitchen diner with snug and separate lounge. The houses all have bifold doors from the lounge and a juliet balcony at first floor for the master bedroom.



All the dwellings have hipped roofs, with the two storey houses also having a projecting gable to the front and small porch roof over the door. The materials are stated to be brick.

History

B/86/0574/HR – Residential Development – Refused

B/90/1073/HR - Erection of 3 No. detached dwellings with private garages (Outline) – Approved

B/00/0894/HR – Residential Development - 3 detached dwelling houses (Outline) - Approved

2019/0984 - Residential development of 8 no. dwellings (Outline with All Matters Reserved apart from access and layout) – Withdrawn

The withdrawn and refused applications both proposed access via Rotherham Road and the track to the north-east which is unsuitable for any increase in traffic.

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 new Local Plan was adopted at the full Council meeting held 3rd January 2019. 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 site is located within the urban fabric of the village of Middlecliff as defined on the Local Plan Proposals Map.

SD1 'Presumption in Favour of Sustainable Development'.

GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.

LG2 'The Location of Growth'

H1 'The Number of New Homes to be Built' sets the target of new homes for the plan period 2014 to 2033 at 21,546

H2 'Distribution of New Homes' states a further 200 dwellings in the villages and 566 dwellings across the Borough are added to the overall supply as a windfall allowance.

H4 'Residential Development on Small Non-allocated Sites' proposals on sites below 0.4ha will be allowed where they comply with other relevant policies in the Plan.

H6 'Housing Mix and Efficient Use of Land' proposals for residential development are expected to include a broad mix of house size, type and tenure and a density of 30 dwellings per hectare is expected

H8 'Housing Regeneration Areas' The site is located in the Hoyland, Wombwell and Darfield sub area.

T3 'New Development and Sustainable Travel'.

T4 'New Development and Transport Safety'

D1 'High Quality Design and Place Making'

BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.

CC1 'Climate Change'

CC2 'Sustainable Design and Construction'

CC3 'Flood Risk'

CC4 'Sustainable Urban Drainage'

RE1 'Low Carbon and Renewable Energy'

CL1 'Contaminated and Unstable Land'

Poll1 'Pollution Control and Protection'

SPD's

- Design of Housing Development
- Parking
- Trees and Hedgerows
- Biodiversity and Geodiversity
- Sustainable Travel

Other

South Yorkshire Residential Design Guide

NPPE

The National Planning Policy Framework 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.

Consultations

Air Quality: No Objections subject to a condition requiring EVCP.

Biodiversity Officer: Various concerns now addressed with the requirement to achieve no net loss secured through off site mitigation via a contribution.

Drainage: No objections subject to conditions including an easement over the culvert on the site.

Highways: No objections subject to conditions.

Pollution Control: No objections subject to conditions requiring mitigation during construction.

PROW: There are no recorded public rights of way on or adjacent to this site.

Tree Officer: Initial concerns have been addressed, no objections subject to conditions.

Ward Councillors: No comments received.

Yorkshire Water: No objections subject to conditions to secure further drainage detail.

Parish Council: No comments received.

Representations

The application was publicised by individual neighbour notifications to 45 properties. In total 21 comments have been received rising the following:

- The access is not wide enough for two vehicles to pass and may cause congestion
- The proposed will increase existing problems with traffic and queuing on Rotherham Road
- It is already difficult to join existing queuing traffic on Rotherham Road, this is in part caused by the traffic calming measures
- Queuing traffic is causing issues with air pollution and this will add to it.
- The crossroads between Rotherham Road, Charles Street and Lesmond Crescent is already very busy, increased vehicles using Lesmond Crescent will make this worse.
- Each of the houses will have a minimum of two cars, this will impact on traffic, noise and pollution.
- Lesmond Crescent is already a narrow road with no road markings and unsuitable for additional traffic.
- There is already on street parking on Lesmond Crescent, it is at maximum capacity.
- The applicant has cleared the site and removed all habitats already which makes the ecology survey unreliable
- Loss of wildlife and habitat as a result of the development
- There will be noise disturbance from the proposed development from cars etc and this will ruin the tranquillity of the area.
- There isn't space within the site for vehicles to manoeuvre or to get emergency vehicles in/out
- How will pedestrians access the site safely and what about disabled access
- Where will the new residents' wheeled bins be stored/collected, on Lesmond Crescent?
- Loss of light and overshadowing as a result of the proposed
- Loss of privacy to existing residents
- Local services are already stretched, schools, Doctors etc.
- What will stop the site being extended and more development being crammed in?
- Gardens in the area flood and the proposed development will make this worse.
- There is a culvert running alongside the site as well which is not noted on the plans, this has been diverted by the developer and is now flooding onto other people's land
- Noise and privacy issues associated with the access and how close it is to existing dwellings
- Why is an unadopted access being proposed, why not use an adopted access into the site?
- When the site was cleared damage was done to existing residents' boundaries and this has not been repaired.

Assessment

The site is an unallocated site in the Local Plan; located within the village of Middlecliff and washed over as Urban Fabric on the Local Plan Proposals Map. Policy GD1 is the starting point for assessing development, supporting proposals subject to various criteria which have been applied throughout the assessment below.

Policy H2 'Distribution of New Homes' allows for a further 200 dwellings in the villages as a windfall allowance which would include the proposed development. As it is located on a site under 0.4 ha Policy H4 requires that the development comply with wider policies within the Local Plan.

Local Plan Policy SD1 sets a presumption in favour of sustainable development, Middlecliff does not have a primary school, with the nearest located to the north in Great Houghton. However, there is a shop and the site is on a bus route. On this basis, the village cannot be said to be highly sustainable but is nevertheless not unsustainable.

In terms of Policy H6, Housing Mix and Efficient Use of Land, the proposed includes 3 family houses and 2 bungalows. The overall number of 5 is below the 30 dwellings per hectare required in villages by Policy H6 but is restricted by the nature of the access which cannot be upgraded to allow for 2 way traffic thereby restricting the number of houses that can be developed off it.

Visual Amenity

The site is a greenfield site, located to the rear of houses on two sides with a high hedge along the other boundaries, which will be retained. The visual impact is, therefore, limited mostly to residents who back onto the site.

The proposed will bring development onto the site, removing the current views of the open site enjoyed by residents. This is acknowledged to be a negative impact; albeit there is no specific right to a view and the hedgerow means these are not currently long ranging.

The proposed houses are set back within the site, away from the boundaries with most of the existing houses and gardens, providing some mitigation. Plot 1 is located closest to the existing houses but as it is to the side of no.5 and both are bungalows, the impact in visual terms is also mitigated.

The design and proposed materials are in keeping with the area which is largely characterised by brick houses and bungalows with some render. Further, the proposed retains the hedgerow along the site boundaries with the green belt, ensuring the visual benefits of this as a green buffer / screen will be secured in the future.

On this basis, the visual impact is judged to be acceptable against policy D1.

Residential Amenity

Within the development the separation distances between existing buildings and their private rear gardens to the development meet the standards required by the SPD. The design and layout locates the houses away from existing residential boundaries with the access driveway providing some buffer. The nearest property is plot 1 which is adjacent No.5 but they are located side to side with no windows in the side elevation other than a small bathroom window. In addition, both are bungalows whereby a decent boundary treatment can provide screening.

Internally the proposed dwellings provide sufficient space to meet the spacing standards as set out by the South Yorkshire Residential Design Guide and all the plots have private gardens which also meet design guidance in the Design of Housing Development SPD.

The retained hedgerow could cause overshadowing of the proposed properties but agreement has been reached to prune this to 2m which is not substantially higher than a normal garden fence.

On this basis the proposed complies with Local Plan Policy D1 and the accompanying SPD Design of Housing Development with regards residential amenity.

Highway Safety

The site access is via an existing grassed field access off Lesmond Crescent. This is only wide enough for a single track / private drive and as a result the number of dwellings within the site is limited to 5. The width of the access has been clarified and is shown on the Layout Plan with Highways satisfied there is space within the site to maneuver.

As the site is accessed via a private drive, waste collection will be from Lesmond Crescent. Normally a bin store would be requested but there is insufficient space for this adjacent the highway. Whilst it is accepted that this may result in a high number of bins being on Lesmond Crescent on bin days, this would be limited to certain days and is not sufficient to justify a reason for refusal.

The proposed has not raised any objections from the Highways section and is therefore considered acceptable in highway safety terms and complies with Local Plan Policy T3 and T4.

Drainage/Flood Risk

There is an existing culverted watercourse running through the site along the northern edge which is thought to be from some former mine workings. The culvert has been identified on the site layout plan and can be protected by a condition requiring a 3m easement.

Residents have reported some localised surface water flooding at peak rainfall periods and there is evidence of a low risk of this on the Environment Agency's Surface Water Flood maps. The applicant will have to provide a detail drainage strategy for the site which will be assessed by the Local Authority and Yorkshire Water with a requirement to adequately address surface water storage and release at a greenfield rate. This detail is secured by appropriate conditions.

Neither the Council's Drainage Section nor Yorkshire Water have raised objections to the scheme subject to the imposition of suitable conditions.

In this respect the proposed will not exacerbate this existing situation as required by Policies CC3 and CC4.

Trees and Biodiversity

There were initial concerns regarding the hedgerow and potential for shading of plots 4 and 5 leading to pressure to prune or remove. This has been overcome through additional arboricultural information provided by the applicant and agreement to the long term management of the hedgerow at a height of 2m.

The development will lead to a loss of biodiversity with minimal scope to mitigate on the site. A detailed ecology assessment has been provided and the loss calculated using the metric. There is an overall loss of 0.67 habitat units which is relatively low and as such, in this case, a financial contribution has been agreed as acceptable. This equates to £16,750.

The Ecology Officer has assessed the detail of the ecology information and subject to a condition requiring further detailed landscaping and a CEMP and BEMP, which includes detailed proposals for the long term management of the retained hedgerow, the proposed is acceptable.

On this basis the proposed complies with Local plan Policy BIO1 and the accompanying SPDs: Biodiversity and Geodiversity, and Trees and Hedgerows.

Conclusion

The proposed development will secure 5 dwellings on a vacant site with suitable access. There is no conflict with the requirements of Policy GD1 and the proposed is accepted to comply with the Development Plan. On this basis approval is recommended.

Recommendation

Approve – Subject to a S106 requiring a contribution to offset the loss of Biodiversity on the site and conditions.

2020/1473 Location Plan

