

2024/0604

Variation of condition 2 of app 2022/1323 (Removal of existing garage and erection of 1no detached two storey dwellinghouse with associated detached double garage positioned to the front) to increase scale and massing of proposed dwelling

Land adjacent Yoadwath, Sheffield Road, Hoyland Common, Barnsley, S74 0DP

Site Location and Description

The application relates to the attached garage, side garden, and part of the rear garden, of a two storey, hipped roof, semi-detached dwelling. The site is set back from Sheffield Road in Birdwell and accessed via a shared drive which serves the application property and 4 semi-detached dwellings. The site is mainly laid to grass and open to the other garden areas serving the property. The front part of the site has an area of hardstanding for parking and previously accommodated garaging.

To the north of the site are the rear boundaries, rear gardens and rear elevations of detached and semi-detached dwellings fronting onto Tankersley Lane. To the south is the host property and attached neighbouring dwelling with a pair of semi-detached dwellings, car garage and petrol station beyond. To the east of the site is the access drive, an intervening landscaped area with Sheffield Road beyond.

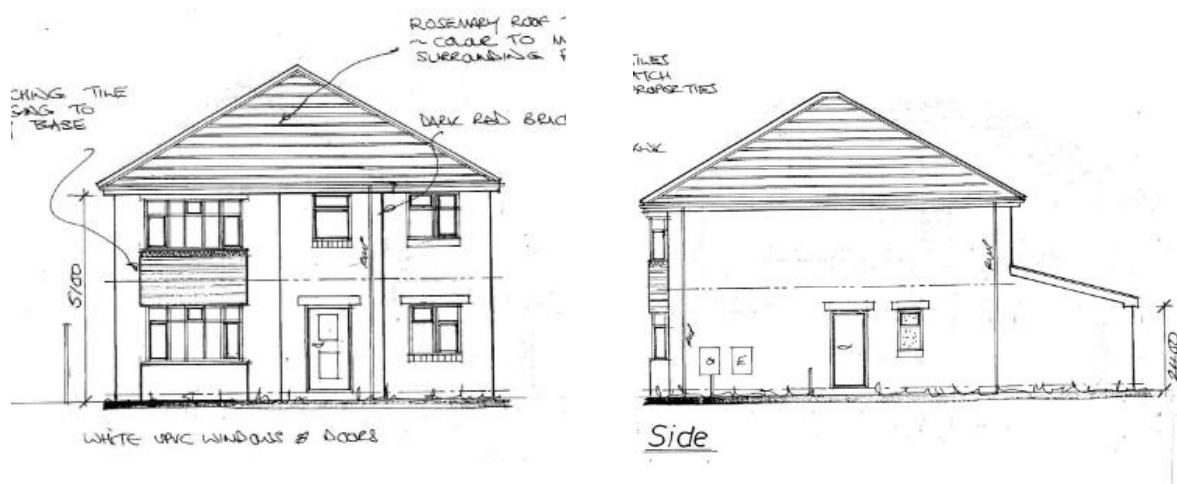
Planning History

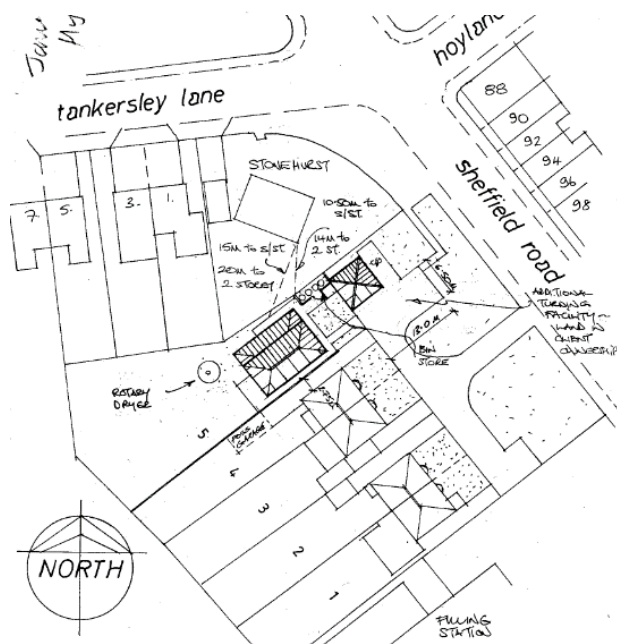
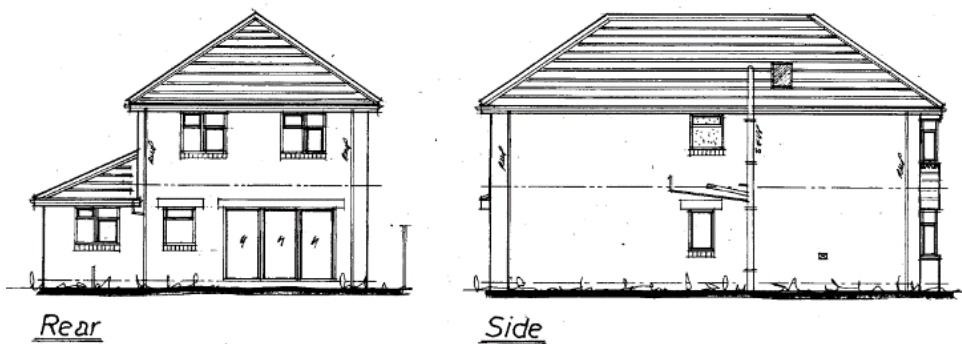
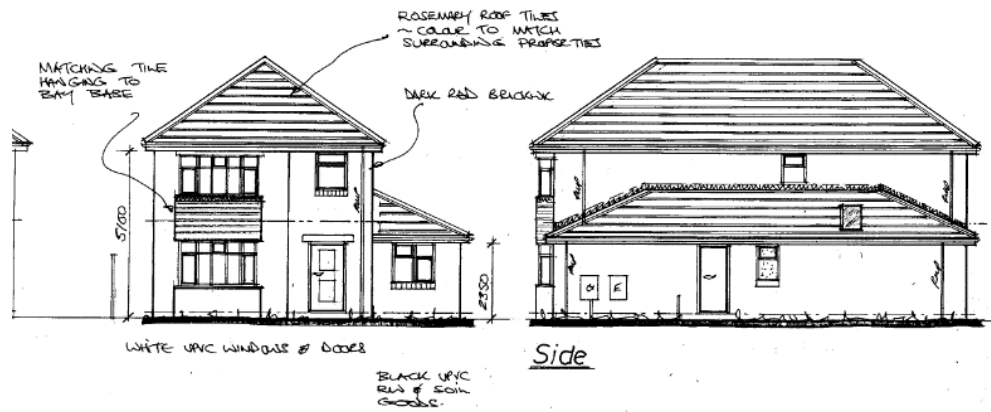
2022/1323 – Removal of existing garage and erection of 1no detached two storey dwellinghouse with associated detached double garage positioned to the front – approved April 2023

Proposed Development

This application proposes a variation of condition 2 of app 2022/1323 (Removal of existing garage and erection of 1no detached two storey dwellinghouse with associated detached double garage positioned to the front) to increase scale and massing of proposed dwelling. This application seeks approval for the variation to approved plans in order to increase scale and massing of proposed dwelling via the erection of a first floor above the approved single storey side projection, which also results in a slight increase in ridge height.

PLANS AS PROPOSED





Policy Context

Local Plan

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 held 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. 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 and Dearne Valley Green Heart Nature Improvement Area within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy H4 Residential Development on Small Non-allocated Sites
Policy H9 Protection of Existing Larger Dwellings
Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy T3 New Development and Sustainable Travel
Policy T4 New development and Transport Safety
Policy Poll1 Pollution Control and Protection
Policy BIO1 Biodiversity and Geodiversity
Policy SD1 Presumption in favour of Sustainable Development
Policy LG2 The Location of Growth
Policy H1 The Number of New Homes to be Built
Policy H2 The Distribution of new Homes

Adopted Supplementary Planning Documents

Open Space Provision on New Housing Developments
Design of Housing Development
Parking
The South Yorkshire Residential Design Guide (SYRDG)

National Planning Policy Framework (NPPF) - December 2023

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. 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.

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 60 - To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it

is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay

Paras 75-79 - reiterates the importance of a deliverable supply of homes to meet the needs of the district.

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, beautiful, and sustainable 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 136 – trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible.

Para 139 - 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.

Para 180 – Planning policies and decisions should contribute to and enhance the natural and local environment.

Consultations

Ward Councillors – no objections received.

The following consultations were made on the previous application

Drainage – No objections, Building Control to check

Highways – No objections subject to conditions

Pollution Control – No objections to this application and they are currently considering the effects of the neighbouring transport yard extension application on these properties.

SYMAS – No objections, the site is not within a referral area

Tree Officer – No objections received

Representations

The proposal was advertised by way of a site notice and neighbour notification letters; one letter of representations has been received in relation to:

- Unsightly
- Overwhelming to neighbouring property

Assessment

Principle of development

The principle of a residential development has been established with the earlier planning approval 2022/1323 subject to the conditions set out in the decision notice. This application seeks approval for the variation to approved plans in order to increase scale and massing of proposed dwelling via the erection of a first floor above the approved single storey side projection.

Residential Amenity

As mentioned previously, permission for the residential development of the site on the footprint proposed, has already been granted and consideration is only being given to the impact of the additional storey on the side elevation upon the neighbouring residents.

The proposed changes would have the greatest impact on Stonehurst, as the proposed dwelling would sit to the south of Stonehurst and within close proximity of that property's rear boundary. The additional storey and the slight increase in ridge height could lead to an increase in overshadowing and have an overbearing impact due to the proximity of the dwelling to the boundary. However, it is not considered that the additional storey would lead to a negative impact on the neighbouring property given the rear elevation windows of Stonehurst would not directly face the side elevation of the proposed dwelling and there is a separation distance of approximately 15m to the side elevation which exceeds the 12m set out in SPD 'Design of Housing Development' between habitable rooms and side elevations. It is acknowledged that the proposal would result in some overshadowing due to its location to the south and its proximity to the boundary, however, any overshadowing would occur over the bottom of the garden which is an area generally used least.

There are no additional windows proposed on the first-floor side elevation, which would not lead to an increase in overlooking of the neighbouring dwelling; in reality, the introduction of the first floor has resulted in an internal re-arrangement and has removed first-floor windows from both side elevations. It is acknowledged that there are two ground floor side elevation windows which would face towards the neighbouring dwellings, one of which is a habitable room, nevertheless any boundary treatment located along the respective boundary would provide adequate screening of the neighbouring dwelling which is separated by the driveway associated with the host property. As such, the proposed amendments to the approved plans would not significantly increase overlooking, overshadowing, or be an overbearing feature, and are considered acceptable in accordance with Local Plan Policy GD1.

Visual Amenity

The proposed changes to the approved plans, whilst have seen a slight increase in the ridge height, have not changed the siting of the dwelling which would sit adjacent to the existing 4no. semi-detached dwellings and would be on a similar building line. The main 2 storey front elevation would also be comparable in width and the design references to the neighbouring dwellings with the 1930's style including the hipped roof and square, 2 storey front bay windows. The eaves height and the ridge height of the proposed dwelling also matches the neighbouring dwellings.

Given the above, the proposed dwelling would sit comfortably alongside the existing housing stock and would maintain the visual amenity of the street scene, in accordance with Local Plan Policy D1 and SPD 'Design of Housing Development'.

Highways safety

Highways DC have not been consulted on this application; however, they raised no objection to the previous application and there are no changes which would impact on the provision of off-street parking or the turning and manoeuvring areas and as such is acceptable.

Other Issues

The inclusion of the amendment would not increase the footprint of the proposed dwelling and therefore the detail outlined in the previous application in relation to the on-site trees is still relevant. The condition requiring tree protection will also be included within this application, the information of which is outlined in the Arboricultural Method Statement.

Conclusion

In summary, the proposed, minor alterations to the house design is considered not to have a detrimental impact on the amenity of surrounding residents, on the character of the street scene or upon highway safety, in accordance with Local Plan Policies GD1, D1 and T4 and as such is acceptable.

Recommendation

Grant subject to conditions