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**2022/1109**

Applicant: Mr M Bailey

Erection of one dwelling including associated parking and reinstatement of existing access

137 High Street, Great Houghton, Barnsley, S72 0AZ

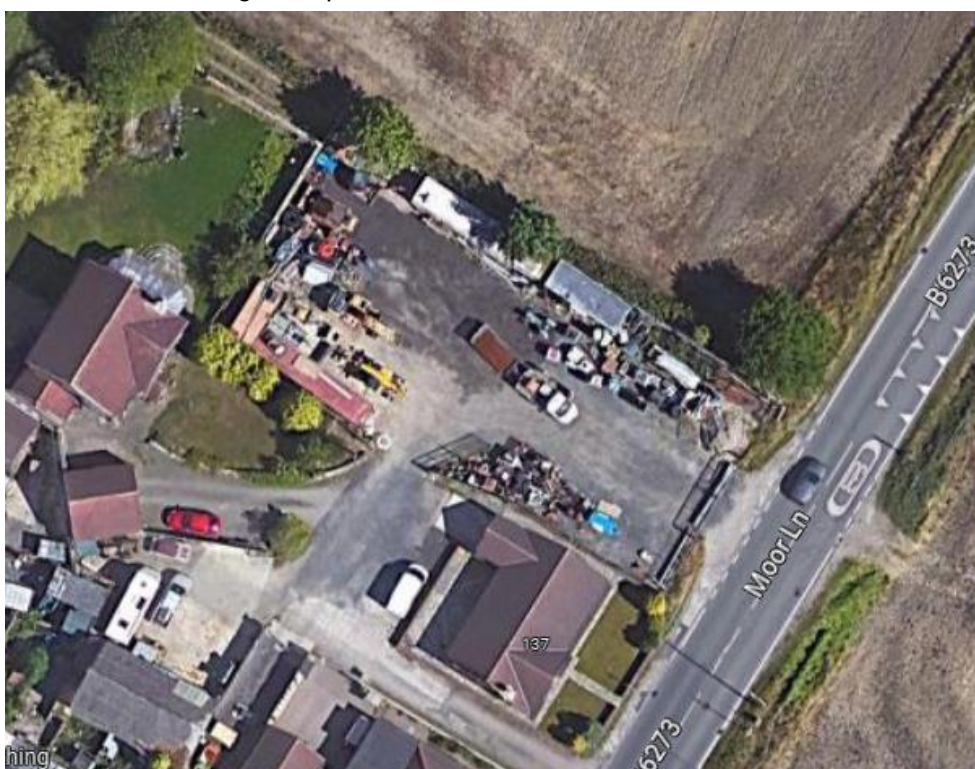
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### Site Description

The site is located in the Green Belt to the north of Great Houghton, at the edge of the settlement. It is a broadly regular shaped site with direct access from High Street which is separated from the road by a metal security gate. The site is located in an area which is immediately residential with a bungalow located adjacent to the site with a second access route running around the rear of this property. To the north and east are open fields.

The site is relatively flat and is currently utilised as a haulage and storage yard. There are a number of storage containers on site as well as some external storage piles and parked vehicles. The site is surrounded by a high fence with barbed wire along the top.

### Relevant History



### Site

B/86/0589/HR – Refurbishment of existing petrol filling station (Historic)

2010/0009 – Erection of bungalow (outline) (Withdrawn)

2010/0541 - Certificate of lawfulness - existing use of site as a HGV and plant hire depot (Refused)

2010/0675 - Erection of bungalow (Outline) (Refused)

2010/0945 - Certificate of Lawfulness - Use of the site (shown edged red on the attached OS Sitemap, Serial Number 003398800) as a contractors yard consisting the operation of 2 HGV lorries, the repair of plant and HGV lorries in the workshop (hatched red and marked 'X' on the attached OS Sitemap, Serial Number: 003398800) and storage of plant and the temporary site office on the area of land to the north of no. 137 High Street, Great Houghton (hatched red and marked 'Y' on the attached OS Sitemap, Serial Number: 003398800 (Granted)

2019/0366 - Residential development of 4 no. bungalows (Outline with all matters reserved apart from access and layout) (Refused)

2020/1381 – Outline application for residential development of 1 no. bungalow and associated works with access and layout being considered at this stage (Approved with conditions)

### Proposed Development

The applicant is seeking approval for the erection of a detached red brick bungalow. The agent has submitted amended plans for the proposal reducing the scheme from a dormer bungalow into a standard single storey bungalow in an inverted L-shape with a hipped roof. The development will utilise the existing access from High Street in the North-East of the site which will lead to a driveway and the rear of the dwelling. The dwelling itself will be set back from the road by 6.5m with a grassed area to the front and a large, grassed garden to the rear of the proposed dwelling. To the immediate front of the dwelling is a ramp for wheelchair access. The proposed dwelling has a height of 2.5m to the eaves and 5.4m to the roof ridge at the highest point.

The plans previously included the erection of a detached outbuilding located in the North-West corner of the site which has been removed and the amended plans show a strip of soft landscaping to the North of the proposed driveway. At this stage, however, soft landscaping details are not included.



1 Front Elevation  
1 : 50



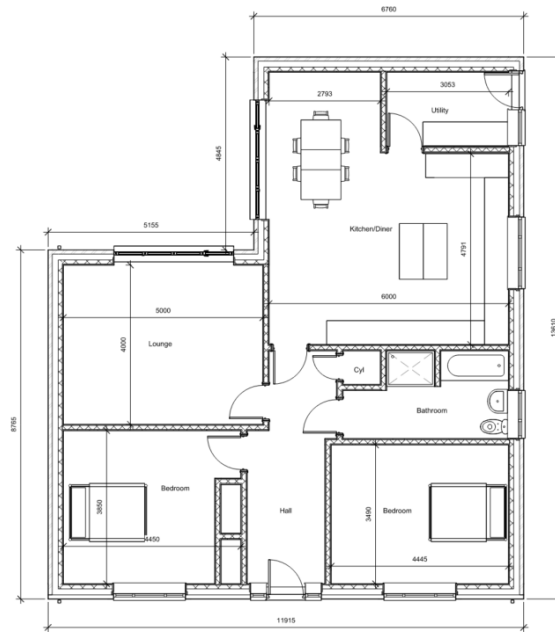
2 Rear Elevation  
1 : 50



1 Side Elevation  
1 : 50



2 Side Elevation 1  
1 : 50



1 Ground Floor Plan  
1 : 50

## 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:

**SD1 – Presumption in favour of sustainable development** – When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

**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.

**GB1 – Protection of Green Belt** – Green Belt will be protected from inappropriate development in accordance with national planning 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.

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 in the Plan.

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.

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.

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.

#### Supplementary Planning Documents

- Design of housing development
- Parking
- Sustainable Travel

#### NPPF

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.

Paragraph 7 – the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 – achieving sustainable development has three overarching objectives:

- a) An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
- b) A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 38 – Local planning authorities should approach decisions on proposed development in a positive and creative way.

Paragraph 111 – 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 should be severe.

Paragraph 119 – Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 120 – Planning policies and decisions should

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)<sup>48</sup>; and
- e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

Paragraph 126 - 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.

Paragraph 134 – 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.

Paragraph 147 – Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 148 - When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 149 - A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;

- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
  - not have a greater impact on the openness of the Green Belt than the existing development; or
  - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

#### Other material considerations

South Yorkshire Residential Design Guide - 2011

#### **Consultations**

Contaminated Land Officer – No comment.

Great Houghton Parish Council – No comment.

Highway Drainage – No objection.

Highways DC – The proposed development will be unlikely to impact upon highway safety or the local highway network and therefore no objection is made to the application subject to conditions and an informative.

Pollution Control – No objection subject to conditions.

Yorkshire Water – No comment.

Ward Councillors – No comments received.

#### **Representations**

Neighbour consultation letters were sent to neighbouring residents with a site notice placed nearby; no comments were received.

#### **Assessment**

##### Principle of development and impact on green belt

The site is located in the Green Belt which requires assessment against relevant Local and National Planning Policies. Firstly, Local Plan Policy GB1 states that development will be assessed in accordance with the National Planning Policy Framework (NPPF). Specifically, paragraphs 149 and 151 of the NPPF state that the construction of new buildings in the Green Belt is inappropriate development and is by definition harmful. There are, however, several exceptions to this outlined in paragraph 149 which include the partial or complete redevelopment of previously developed land which would not have a greater impact on the openness of the Green Belt from the existing development.

The proposed is to redevelop a haulage and plant yard. The use of the site was established in 2010 as lawful based on it being carried out uninterrupted for 10 plus years. Prior to this, part of the site was a petrol station. It is therefore accepted that this site is previously developed land in the Green Belt. The application also follows on from fairly recent applications for residential development:

2019/0366 – Residential development for 4 bungalows (Outline) – Refused and dismissed at appeal

2020/1381 – Residential development for 1 bungalow (Outline) – Approved with Conditions.

Planning permission 2020/1381 is still extant and ,although outline, has established the principle for one bungalow on this site. The development is now a full application for the erection of a bungalow albeit differs in terms of its layout and shape compared to the approved outline application. The agent has submitted an amended scheme since first submission which reduced the size and scale of the bungalow, which was originally a 1.5-stories high bungalow to a standard single storey bungalow.

Compared to the approved outline permission (121sqm), the proposed dwelling (footprint size of 150sqm) is larger, however the application is for full permission and the resultant footprint size and internal floorspace is considered to be proportional to the site (which measures 1075sqm in total). Likewise, the scheme has been significantly reduced from both the original application on the site – 2019/0366 for 4 dwellings – and also from the original plans submitted as part of this application. The original plans proposed a 1.5 storey dormer bungalow with a height of 7.15m to the roof ridge which has been reduced to 5.4m on the amended plans, and the internal floorspace reduced from 150sqm to 120sqm – due to the reduction in floor numbers from 2 to 1.

Additionally, the amended plan includes indicative landscaping with a hedgerow on the Northern boundary line. A planning condition will be attached to the decision notice which requires the developer to submit landscaping details upon commencement of development which should be installed during the first planting season and should be maintained to an agreed height and thickness in the future.

Taking into account all of the above, the proposed development is considered to be in line with Local Plan Policy GB1 and Paragraph 149 of the NPPF in that it is partial redevelopment of a previously developed site and is acceptable in principle and in terms of its impact on the openness of the Green Belt. To ensure future protection of the Green Belt, a condition will be attached to remove Permitted Development Rights from the site which would restrict any future enlargement/extension to the dwelling without prior approval by the Local Planning Authority.

### Residential Amenity

The site is previously developed, being a variety of uses throughout the years including a petrol filling station and a storage yard. However, the surrounding area is primarily residential with 2 x bungalows to the South and a detached dwelling to the rear (South-West). The nearest bungalow to the South and the detached two storey dwelling to the rear is under the same ownership as the applicant.

The proposed dwelling is situated in line with the existing bungalows to the South and given it is situated to the North will not have a significant overshadowing impact on these properties.

The dwelling is an L-shape with a bedroom window situated on the rear elevation facing onto the detached dwelling (Fieldsend House) at a distance of 33m which is significant enough to ensure adequate levels of privacy between the two properties. The dwelling also contains a habitable room window on the South/Side elevation which faces onto the neighbouring bungalow (no. 137) at a distance of 6m. This is at a close distance, but this window is at ground floor level and could be reasonably controlled through adequate screening/boundary treatment. The boundary treatment is unspecified at the current time but will be added as a planning condition requiring the developer to submit and agree upon commencement of development.

The internal room sizes of the dwelling are in line with the SPD for Design of Housing Development and the SYRDG for a dwelling of this size and the rear garden space is well in excess of the required 60sqm required for a 3+ bedroom dwelling.

The proposed development is in compliance with Local Plan Policy GD1 and the SPD: Design of Housing Development and is acceptable in terms of residential amenity.

### Visual Amenity

The surrounding area is largely residential with a mixture of dwelling types, structures, external materials and overall appearance. However, the site to the immediate North of two detached dwellings which are very similar in appearance to one another. The proposed development has been amended from an excessively sized dormer bungalow to a standard bungalow (single storey) with an eaves and roof ridge height which relates well to the neighbouring bungalows. The resultant development therefore will fit in successfully with the existing street scene which faces onto High Street.

The proposed layout of the dwelling is in line with the neighbouring bungalows, set back from the street by 6.5m with a grassed garden to the front. There is little information at this stage to detail the boundary treatment on site, such as to the front boundary line which would form a positive feature and will match the neighbouring two bungalows. However, a standard condition will require the developer to submit and agree boundary treatments upon commencement of development which will control this aspect. The parking is to the side of the dwelling which allows for soft landscaping, and a decorative wall to the frontage.

The dwelling is to be constructed from red brick, with a stone frontage and red tile roof. The external materials to be used for the windows and doors are unspecified but can be covered under a standard condition which requires additional details and/or samples to be submitted to and agreed by the LPA upon commencement of development. The specified materials are considered appropriate and in keeping with the surrounding area.

The proposed development is considered to be in compliance with Local Plan Policy D1 and the SPD for Design of Housing Development and is acceptable in terms of design/visual amenity.

### Highway Safety

The proposed dwelling is situated in large plot for a single dwelling with sufficient space for the parking of at least two vehicles within the site and a turning area to allow for vehicles to enter and leave the highway in forward gear. The access into the site is existing and established for the previous commercial uses on site and will be re-used for the proposed development with sufficient sightlines in both directions. Highways DC have not objected to the proposed development and the development is in compliance with Local Plan Policy D1 and the Council's SPD for Parking and is acceptable in terms of highway safety.

### Drainage

Colleagues in Drainage have been consulted on the proposal and have not objected to the development in terms of drainage considerations. Standard conditions will be attached to any forthcoming decision notice.

### Conclusion

The proposed development is for the erection of a detached dwelling on a previously developed site located in the Green Belt of Great Houghton. The former use of the site has been a petrol filling station and as a storage yard which includes HGVs reaching the site, and the site containing several workshops. The latter has been established through a lawful development certificate (application ref. 2010/0945). The site also has an outline approval (2020/1381) for the erection of a detached bungalow. The agent has submitted amended plans showing a reduction to the overall scale and massing of the proposed dwelling, reducing from 1.5 storey dormer bungalow with a height of 7.4m to the highest point to 5.4m on the amended scheme, which is a standard single storey bungalow. The amended plans also show a strip of soft landscaping on the Northern boundary line which will help to screen the dwelling from the open fields to the North. The proposed development constitutes redevelopment of previously developed green belt land and is proportionally sized to the plot, similar in scale and appearance to other dwellings in the nearby vicinity.

The amended dwelling is larger than the bungalow which was approved under the outline permission, with a footprint size of 150sqm compared to the outline which was 120sqm. However, the proposed dwelling is considered to be proportional to the entire site which measures 1075sqm. It is similar in appearance and size to the neighbouring bungalows, set back from the road with an indicative plan showing soft landscaping on the Northern boundary line which will help screen it from the North, on approach from High Street.

The proposed development is considered to represent partial redevelopment of a previously developed site, and has been significantly reduced from the original application on the site for 4 dwellings (ref 2019/0366) and also from the original plans submitted as part of this application, which was for a large 1.5-storey dormer bungalow.

The proposed site is large for a single domestic plot and has sufficient size for the creation of a parking area for at least 2 vehicles with turning area to allow for vehicles to enter and leave the site in forward gear. The access into the site is existing/established and its reinstatement for the proposed dwelling is considered acceptable.

The proposed development is considered to be in compliance with relevant Local and National Planning Policies and is recommended for approval.

### **Recommendation**

Approve with conditions