

Proposed Construction of Detached Dwelling & Garage, At The Rear of 120, Upper Hoyland Road, Hoyland, Barnsley.

This report has been prepared by Simon M Elliott - Dip URP of S.E.A. Planning Limited. The purpose of this report is to support the proposed development, as described above, at land off Upper Hoyland Road, in Hoyland, Barnsley.

1. Introduction

- 1.1 The purpose of this report is to highlight the relevant planning considerations and benefits of the proposed development, in planning terms. This report is to support the revised application for Planning Permission submitted by Garry Greetham Associates Limited for the above-mentioned development and is to be considered along with that planning application.
- 1.2 This report takes account of the current status of the application site and its surroundings. Account has also been taken of the current Barnsley Unitary Development Plan (UDP) Policies and Supplementary Planning Guidance Notes, where they relate to the allocation of the site within a Housing Policy Area and to proposals for residential development within such areas.
- 1.3 This report also takes account of other material planning considerations that are believed to be relevant to the proposed development or may have some influence on the LPA's decision on this planning application. These including the architectural or other merits of the buildings surrounding this site; the access that serves the site; the relationship of the proposed dwelling with the surrounding residential properties and also the planning history of the site.

2. Site & Surrounding Area

- 2.1 The site of the proposed development is located at the rear of a number of residential properties off Upper Hoyland Road, which is located within a predominantly residential area in Hoyland. The main body of the site is set back from Upper Hoyland Road by approximately 40 metres and the whole of the site is not clearly visible from the highway. The site is currently vacant and slopes up slightly from the highway towards the back of the site. The site also slopes down slightly from side to side towards the dwellings at the northern side of the site. There is an existing hedge growing along the side boundary of the site, which screens the site to some extent from the public footpath, which runs along the southern boundary of the site.
- 2.2 The main body of the site measures an average of almost 70 metres long by some 12 metres wide and has sufficient space to accommodate the proposed dwelling whilst still providing an acceptable level of amenity to neighbouring residents and the future occupiers of the proposed dwelling. The site has residential properties to the north and east and the dwellings in the area in general vary in their size, external appearance and external facing materials. The traditional materials for the older buildings in this area are natural stone walls and either blue or stone slates for the roofs.
- 2.3 The site is bounded on two sides by dwellings, which face onto the application site at varying distances from the boundary of the application site. There is a long established access driveway that serves the site, which will be retained to serve the proposed dwelling. The driveway and the main body of the site are somewhat overgrown at the present time. The proposed development will ensure that the site is tidied up and retained in a tidy condition, which is not currently possible due to the site being open and unsupervised.

3. Outline of Proposals

- 3.1 The development, as proposed, involves the construction of a detached dwelling, together with off-street parking and turning space for the dwelling, together with a detached double garage building. The proposed development of this site has been amended from the applicants' original designs in order to accommodate neighbours representations and the Council's objections to the originally submitted planning application.
- 3.2 The proposed dwelling has been reduced in length from 29.5 metres down to a maximum length of 20.1 metres, which has been achieved through setting the front wall back on the site by approximately 4.0 metres and bringing the rear wall in by approximately 6.1 metres. The garage has also been detached from the main body of the dwelling rather than it being integral, as originally proposed. The dwelling has been designed as a compromise so far as the applicants are concerned, to accommodate the Council's concerns and the restrictions of the site. This includes the relationship of the dwelling to the adjacent properties and its proximity to the boundary hedge and footpath along the southern boundary of the site.
- 3.3 The proposed dwelling will have a total of five bedrooms, including two at ground floor level and a lounge, kitchen, dining area, utility room and study at ground floor level. Externally the dwelling will have more than sufficient off-street parking space and a large private amenity area located to the rear of the house. The original dwelling was designed to be built using natural stone and render to the walls, with slate effect tiles to the roofs. It is now proposed to face the house with natural stone to the whole of the northern elevation and the centre section of the dwelling has been set back to create interest and variety in the elevation of the house facing the closest houses. The openings in the northern elevation have also been amended from those originally proposed to break up the elevation even more. However, a 2.0 metre high fence is to be built on the northern boundary, to protect the amenities of existing and future residents and the windows in that elevation will either serve non-habitable rooms, or be high level and obscure-glazed windows to prevent any overlooking of the neighbouring garden areas.

- 3.4 In addition to the length of the building being reduced the height of the dwelling has also been reduced, most significantly over the living room and dining room, which has been amended to a single storey structure. This will have the effect of materially reducing the mass of the building, which will obviously minimise the impact of the new dwelling on the outlook and amenities of neighbouring residents.
- 3.5 It is understood that the applicants' landscape consultant has recommended that the existing hedge along the southern boundary of the site should be removed as it is in a poor condition and also prevents access along the adjoining public footpath. However, it is possible that it could be thinned out and 'laid' in accordance with good arboricultural practice, but a 'tree survey' and a separate report is being prepared for submission along with this application by M J Clough Landscape Design Services on the impact of the development on the vegetation on site and the works that are to be carried out to the hedge in particular. The existing footpath also falls within part of the site boundary and this will be improved from its current overgrown state and surfaced along with the remainder of the access drive.

4. Planning Policies & Other Material Considerations

4.1 Section 54A of the Town and Country Planning Act 1990 requires the decision-maker to have regard to the development plan, so far as it is material to the proposed development and to any other material considerations. Where the development plan contains relevant policies, applications for development which are in accordance with the plan shall be allowed unless material considerations indicate otherwise.

4.2 The appeal site and the immediately surrounding area are located within a Housing Policy Area, as defined on the adopted Barnsley Unitary Development Plan (UDP). It is considered that the UDP Policies that may, in some way, be relevant to the proposed development are as follows:

Policy H8, which relates to development within existing residential areas, described as Housing Policy Areas in the UDP.

Policy H8A, which provides guidance on the layout, height and design of new dwellings, proposed within existing residential areas as defined in the UDP.

Policy H8D, which provides guidance on proposals for infill, backland and tandem residential development, which are within existing residential areas.

Policy BE6 provides advice on the design standards that are expected for all types of development.

4.3 **Policy H8D** of the LPA's Adopted UDP advises that:

"Planning permission for infill, backland or tandem development involving single or a small number of dwellings within existing residential areas will only be granted where development would not result in harm to the local environment or the amenities of existing residents, create traffic problems or prejudice the possible future development of a larger area of land."

4.4 The reasons given for Policy H8D go on to advise that:

"Infilling in residential areas can make a valuable contribution to the housing stock and character and appearance of an area, particularly when utilising neglected, unused or derelict land. However, development which would result in the loss of valuable green spaces, damage the character, nature conservation value, or appearance of the area, detract from the amenities of existing residents, or result in traffic problems will not be allowed."

"The character and appearance of an area is defined by buildings, open spaces and landscape features, and it may be adversely affected by infilling, for example, due to the loss of trees, insufficient garden sizes/space between buildings, or inappropriate siting, scale or design of development."

4.5 **Supplementary Planning Guidance Note 3** relates to Infill Residential Development and refers to Policies H8D, BE6 and H8F. It goes on to advise that development will usually be allowed unless:-

- a) mature trees or other valuable landscape features would be lost;
- b) an open space which contributes positively to the character of the area would be lost;
- c) existing dwellings or their back gardens would be overlooked or overshadowed to an unacceptable extent;
- d) existing or proposed dwellings would not have enough garden space;
- e) existing residents would experience material increase in noise, disturbance or loss of privacy due to additional activity and vehicular movements close to their dwellings or gardens;
- f) satisfactory access or parking arrangements cannot be achieved for either existing or proposed dwellings;
- g) development of the site would be piecemeal and could prejudice the possible future development of a larger area of land or make it difficult to achieve in a satisfactory manner;
- h) development would harm the character or appearance of a Conservation Area or Listed Building.

- 4.6 It is considered in this particular case that the proposed development is acceptable in all respects and will have a beneficial, rather than a detrimental impact on the character and the visual amenity of the area. The proposed development will not have a detrimental impact on the amenities of local residents or the visual amenity of the area. It is also considered that this proposal will not have an adverse impact on the interests of highway safety as the access to the site is already in existence, it is only relatively short and no passing place is considered to be necessary. The previously refused application did not cite any highway safety concerns and as the access is still the same there should be no highway objections to this revised application.
- 4.7 The proposed development involves the erection of a single detached dwelling, now with a detached double garage. As mentioned above, the site is abutted by a number of houses but it is felt that the new dwelling can be built such that the overall development complies with all of the guidelines and minimum separation distances included in SPG 3.
- 4.8 The application site is currently vacant and we understand that there is no relevant planning history for this area of land. However, the principle of some form of residential development being acceptable on this site has already been accepted by the Council's planning officers. This has been acknowledged in correspondence that has been received from the Council, subject to adherence with the Council's relevant design and new residential development criteria. The access into the site is also considered to be satisfactory and there does not appear to be any conflict between the applicants and the Council on this point.
- 4.9 The originally proposed development showed the side elevation of the dwelling facing the rear of the dwellings at 126-132 Upper Hoyland Road and that side elevation would have been some 18.7 metres away from the rear elevations of those dwellings at the closest point. However the side elevation, at a total of almost 30 metres long, was considered to have an unacceptable impact on the amenities of the neighbouring residents and planning permission was refused because of this.

- 4.10 The size of the dwelling and the appearance of the side elevation have now been amended to significantly reduce the impact of the development on neighbouring residents and hopefully this will be reflected in the comments that are submitted to the Council in relation to this revised submission.
- 4.11 The Council's minimum separation distance between dwellings, where habitable room windows do not face one another is 12 metres. In this particular case there is a separation distance between the rear elevations of the existing houses and the side elevation of the proposed property of almost 19 metres. As no habitable room windows would face the dwellings to the northern side it is considered that the separation distances involved in this case are sufficient to ensure that the privacy and outlook of existing residents are protected. A 2.0 metre high screen fence is to be erected along the northern boundary of the site under permitted development rights, which will also screen a large percentage of the side elevation from view.
- 4.12 The length of the proposed dwelling is now significantly shorter than the previous proposal on this site. The ground floor level of the building has also been reduced and the roof of the garage building is to be hipped, all of which act to reduce the impact of the development on its surroundings. The applicants cannot fit the space that they need onto a single floor level as the resulting dwelling would be too expensive and cover too much of the site.
- 4.13 It is clearly possible to accommodate a single detached house on this site in a form that will comply with the Council's standards and guidelines in all respects. The development as now proposed fits the necessary criteria for infill residential development and will not result in a significant loss of amenity to existing residents to an extent that the refusal of this application could be substantiated. The Council's standards for separation distances between dwellings are set down to advise developers when a development is unlikely to be supported and also when proposals should be allowed. Where a development accords with the minimum distances set down in SPG notes the Council should only refuse permission where there is some other material consideration that outweighs the guidance and policies of the UDP.

- 4.14 In terms of the Policy considerations of this proposal it is considered that the development is consistent with the Council's Policies and Supplementary Planning Guidance Notes, as referred to above. The proposed buildings have been designed to be in keeping, in all respects, with their surroundings and the details of the proposed external facing materials will enhance rather than detract from the area. The details of the external stone and other materials, including the roof tiles to be used will be agreed with the Council at the appropriate time.
- 4.15 The Council's own policies, as referred to above, together with the relevant Central Government advice as included in PPS1 and PPS3 support the more efficient use of land within existing residential areas, and particularly in sustainable locations. PPS3 makes it clear that new residential development in sustainable locations will be supported unless there are significant and convincing reasons that show why a proposed development should not proceed.
- 4.16 The proposed development is for the construction of a single dwelling within a long established housing area. This proposal will not be detrimental to the openness, visual amenity, the character of the area or the amenities of neighbouring residents. The windows and doors and rainwater goods will also be consistent with the surrounding properties to ensure that the new dwelling blends in with its surroundings.
- 4.17 The main consideration for the Council regarding this proposal is whether the development will accord with the provisions of the UDP. It is clear from a perusal of the relevant UDP Policies and SPG3 that this development will not be contrary to any of the requirements or minimum standards set down by the Council for developments on existing infill or backland sites and should therefore be supported.

5. Conclusions

- 5.1 In conclusion it is my opinion that the proposed development of this site with a detached house, together with the tidying up of the site represents an acceptable form of development in this residential area. The buildings are fairly traditional in their construction and with a variety of different house types in the area this development will not look out of place.
- 5.2 It is considered that the appearance of the proposed buildings will not have a detrimental impact on the character or the visual amenity of the area. Quite the contrary it is considered that the development of this site will rid the area of an untidy and overgrown area of land that has now been taken over by the applicants. It is also considered that this proposal will not be contrary to any of the Council's guidelines or minimum standards that are expected for an infill development of this type.
- 5.3 It is clear that this proposal will not be materially detrimental to the character of the area, as highlighted above. The access to the site is already in existence and the proposed development will not have an adverse impact on the interests of highway safety. As viewed from outside the site the appearance of the entrance will remain generally as it is at present, except for the re-surfacing of the driveway and the removal of the overgrown vegetation, which will again represent an improvement to the area in visual terms.
- 5.4 The Council is respectfully requested to grant planning permission for the proposed development in the interests of the more efficient use of the application site. The development will also be in keeping with the character of the locality and will preserve and even enhance the visual amenity of the area through the removal of this unkempt and unsightly area of land.