

Mr David Marshall

Conversion of 2 no dwellinghouses to one dwelling including external alterations.

1 Hallsworth Avenue, Hemmingfield, S73 0QL

Site Description

The application relates to a pair of semi-detached dwellings located on the corner of Hallsworth Avenue and Cemetery Road in Hemmingfield. The properties are large and constructed in brick with pitched roofs. The properties have been designed with large, pitched gables on the front of the property. The properties are set back from the road with large front gardens and driveways providing off street parking. The properties are bound by hedges at the front of the property and wooden fencing to the rear. The rear gardens slope upwards and are tiered.



Site History

None

Proposal

The proposal is to convert the two existing dwellings into one large dwelling. The proposal will create a large 6 bed roomed dwelling with 2 additional rooms accommodated within the roof space. The proposal will see the installation of windows on the front elevation at roof height and Velux windows on the rear elevation. The windows do not require planning permission. There are no other external extensions proposed.



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 GD1 General Development

Policy D1 High Quality Design and Place Making.

SPD's

Those of relevance to this application are as follows:

- House Extensions and Other Domestic Alterations

-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 Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the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 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

Consultations

- Highways DC - No objections
- Drainage – No objections
- Ward Councillors – No comments received.

Representations

None

Assessment

Principle of development

The South Yorkshire Residential Design Guide relates to the conversion of buildings to residential accommodation and outlines acceptable sizes of accommodation to protect residential amenity. The document also sets out a number of criteria that must be met in order for such application to be supported. Whilst the proposal would result in the loss of one dwelling it would create a large family dwelling and as such the loss of the one unit is not considered of sufficient detriment to recommend refusal of the application.

In any case, all new dwellings proposed must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy. In addition, development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the potential future development of a larger area of land.

Visual Amenity

This proposal seeks permission to convert the pair of semi-detached dwellings to one dwelling with minimal external alterations. The proposal is not expected to appear as an incongruous feature within this locality and is therefore in compliance with Local Plan Policy D1 and SPD House Extensions and Other Domestic Alterations.

Residential Amenity

Although Policy GD1 of the 2019 adopted Barnsley Local Plan (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 (the SPD) advises that all developments should achieve the internal spacing standards set out in the South Yorkshire Residential Design Guide (the SYRDG).

The proposal is for the conversion of 2 dwellings into 1 larger dwelling creating a 6 bedroomed property inclusive of all the existing garden areas. The proposal meets the internal and external spatial standards set out within the SYRDG.

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. In addition it is not considered that the proposal would result in any further detriment to neighbouring amenities over and above the current usage. Consequently, the proposal would meet the requirements of Policies GD1 and D1 of the Local Plan.

Highways Safety

The proposed conversion of the two dwellings into a single 6-bedroom dwelling does not involve any alterations to the existing access or parking arrangements of the site; the existing pedestrian and vehicular access, and the off-street parking provision, is sufficient to serve the converted dwelling.

It is therefore considered that the proposals do not adversely impact upon the highway and are acceptable from a highway's development control perspective in compliance with SPD: Parking.

Recommendation: Approve