

1. Description of Site and Proposed Development

The existing site was occupied in the 1960s by the existing house with few neighbouring properties. Over the years, more housing at typical higher densities have been developed beyond the perimeter of this large site. The existing property is not to modern standards and is dated in appearance occupying a large area within the Housing Policies Area of the current UDP proposals map.

The site is served by a private road off an adopted highway. The proposal is to demolish the existing property and replace the dwelling with up to 3 new 4/5 bed properties with generous plots still larger than the surrounding plot sizes of other properties more recently built in the area.

The proposal is also to retain, restructure and enhance the perimeter planting to protect the complete privacy of both the existing and new dwellings as is currently the situation.

The site had a previous proposal in 1989 to retain the existing property and add 2 further units. The earlier proposal was resisted by the council because of the awkward configuration caused by the retention in its central position of the existing unit. The current proposal is a complete redevelopment which will allow full standards to be met and an attractive housing addition within an open area of land in a designated housing area. The new scheme is in accordance with the new NPPF and all relevant UDP Policies and Core Strategy Policies. CSP26 and 29 and SPD Designing New Housing Development.

2. Access

The access to the site is taken off an existing turning circle at an adopted highway, Newlands. At the narrowest point it is 3.5 metres wide opening out to 4.2 metres at the higher point. It edges with shrubbery and concrete panels. It will have the existing concrete surface renewed as part of the scheme. Visibility is open and clear along its short length to the site access point (35m)

Currently apart from cars and vans it is adequate for delivery vehicles including an oil tanker which delivers fuel for the central heating of the bungalow number 25 which shares the access. Refuse wagons collect any waste adjacent to the turning circle as they are not required to leave the adopted highway.

The drive is adequate for the intended construction traffic and the council's highway officers consider it can absorb any fire fighting appliance if required. It is probable that modern houses will have in-house sprinkler systems installed which would actually make this unnecessary.

No objections were given to the proposal in terms of its usage or safety by highway officers (see page 51 of the council report). The owner of the adjacent bungalow raised no objection to the new proposal and has welcomed the scheme as minor adjustments to the site entrance can enhance his visibility on exit from his site.

3. Consultations.

All consultations were positive.

Drainage – No objection subject to conditions

Regulatory Services – No objections

Highways – No objections

SYMAS – No objections

Tree Officer – No objection and full tree survey will be provided at reserved matters stage.

Silkstone Parish Council raised issues in respect of the Parish Council Village Design Statement. The document was examined by the Agent and the Council's case officer and both parties could not identify any conflict with the aim of the document. The aim of the document is stated as "managing change, not preventing it".

A number of, mainly elderly, residents raised objections to the scheme in respect of additional waste bins and disturbance during construction. The existing house was surrounded during the building of their adjacent properties by construction work without any consequence.

The site is large and completely screened by mature trees and shrubbery. It is totally unrealistic to believe this large housing site should be left undeveloped with proven demand for quality housing in the borough.

Summary

At the formal planning board meeting a handful of local residents spoke against the scheme and the councillors overturned the recommendation to approve the proposal. The refusal reason was identified as the 1989 reason dismissed as irrelevant in the current officer report as the proposal is completely different and conforms to all modern planning policy.

The scheme for a maximum of 3 houses will deliver a safe and attractive development for Silkstone Common and is respectfully commended to the Inspector.

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