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**2021/1261**

Applicant: Oakstone Developments Ltd

Description: Variation of condition 2 of application 2016/1062 (erection of 8 dwellings) to allow re-design of plots 3, 4, 5 and 6 and changes to the layout including the internal access road.

Site Address: Crowick House, Belle Green Lane, Cudworth

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### **Site Description**

The site is currently under construction for the development as approved under 2016/1062.

It is approximately rectangular in shape and amounts to around 0.25ha of land in total. The land slopes gently down from north to south and east to west, but otherwise there are no significant levels differences across the site.

The site is located at the edge of the settlement with the land beyond the southern boundary of the property lying in the Green Belt. An agricultural storage building is in the process of being constructed on that land.

To the north and east are established residential areas forming part of Cudworth. The dwellings located immediately to the north of the site are new properties that were built by the applicants, Oakstone Developments.

A dense line of mature conifer trees is currently positioned on the western boundary which screens the site from Belle Green Lane.

### **Proposed Development**

This is an amendment to the approved scheme which was initially to amend the house types of four of the plots. However, it was clear following submission that the changes to the house types impacted on parking arrangements and the access drive. As such the scheme has been amended during its assessment.

The proposed amendment is now to change 3 of the plots to an amended house type with integral garage, lounge and kitchen diner at ground floor. Three bedrooms and two bathrooms at first floor and a fourth bedroom and bathroom in the roof.

A fourth plot is amended to the same housetype but with a gym in place of the integral garage.

The access drive alignment is amended to accommodate driveways for the plots and plot 3 is extended to allow for parking to the site, off the turning head at the site entrance.

### **History**

Previous applications on the land are as follows:-

B/02/0612/CU - Erection of dwellinghouses and creation of a new access (Outline).  
Refused 17/06/2002.

2005/1466 - Residential Development (Outline). Outline planning permission granted  
with conditions 22/09/2005.

2011/0313 - Residential development (Outline). Outline planning permission granted  
with conditions 25/05/2011.

2011/1446 - Erection of 2no dwellings. The application was withdrawn 05/01/2012  
prior to a decision being made on the application.

2012/0005 - Erection of 5 no. dwellings. Granted planning permission with conditions  
20/03/2012.

In addition the following application was made on the adjoining land to the south of  
the application site:-

2015/1255 - Erection of a steel frame general purpose building (Prior Notification  
Agricultural) – Deemed consent.

2016/1062 – Erection of 8 residential dwellings – Approved

2017/0287 - Erection of 1no dwelling house and associated access – Refused

2020/0160 - Erection of 5 no. dwellings – Refused

2020/0936 – Erection of 4 dwellings – Withdrawn

### **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 new Local Plan was adopted at the full Council meeting held 3rd January 2019.  
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.

SD1 'Presumption in Favour of Sustainable Development'.

GD1 'General Development' provides a starting point for making decisions on all  
proposals for development setting out various criteria against which applications will  
be assessed.

LG2 'The Location of Growth'

H1 'The Number of New Homes to be Built' sets the target of new homes for the plan  
period 2014 to 2033 at 21,546

H2 'Distribution of New Homes' states 6% of new homes to be built in Cudworth.

H6 'Housing Mix and Efficient Use of Land' proposals for residential development are  
expected to include a broad mix of house size, type and tenure and a density of 40  
dwellings per hectare is expected

H7 'Affordable Housing' seeks 10% affordable housing in this area

T3 'New Development and Sustainable Travel'.

T4 'New Development and Transport Safety'

D1 'High Quality Design and Place Making'

GS1 'Green Space' requires new development to provide or contribute towards green space in line with the Green Space Strategy.

GS2 'Green Ways and Public Rights of Way' seeks to protect rights of way from development.

BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.

CC1 'Climate Change'

CC2 'Sustainable Design and Construction'

CC3 'Flood Risk'

CC4 'Sustainable Urban Drainage'

CL1 'Contaminated and Unstable Land'

Poll1 'Pollution Control and Protection'

PI1 'Infrastructure and Planning Obligations'

SPD's

- Design of Housing Development
- Parking
- Sustainable Travel
- Trees and Hedgerows
- Biodiversity and Geodiversity

Other

South Yorkshire Residential Design Guide

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.

## **Consultations**

Drainage – No objections subject to existing conditions as discharged being carried forward.

Highways – No objections.

Regulatory Services – No objections, covered by existing conditions.

Ward Councillors – No comments received.

Yorkshire Water – No objections, subject to drainage detail being provided in accordance with conditions.

## **Representations**

The application was advertised by neighbour notification to 5 properties. No representations have been received.

## **Assessment**

### Principle of development

The principle of development was established under approved application 2016/1061. This is a minor material amendment to that scheme and so is assessed against the wider plan policies below.

### Visual amenity

The amendments proposed are relatively minor, the house types will be located broadly within the same plots as previously approved and are in very similar alignment.

The design of the houses, as amended, is similar to other houses approved on the site and the adjacent development by the same developer with a pitched roof and projecting front gable. The fenestration is simple and also conforms to the character of the area.

Therefore, the proposed changes are acceptable in visual amenity terms and comply with Local Plan Policy D1 and the accompanying design guidance in this respect.

### Residential Amenity

The proposed houses, as amended, comply with the internal spaces standards with additional space for storage. In addition, although the gardens have a shallow depth, they do meet the external space standards and back onto green belt so are not overlooked or overshadowed.

The layout is similar to previously approved and the houses all face to the access road and side elevations of the properties opposite. As such there is no increased impact in relation to privacy.

The proposed is therefore acceptable in residential amenity terms and complies with Local Plan Policy D1 and the accompanying design guidance in this respect.

### Highway Safety

A knock-on effect of the changes to the house types has been amendments to the parking arrangements for the houses and some layout changes to the access drive.

This is further compounded by the fact that the access should have been adopted, being for more than 5 dwellings, but this was not secured under the original planning permission or any S38 agreement. As a result, the access is a private drive.

The applicant has provided an amended layout with parking arrangements for the end plot relocated. Based on this amended plan, the scheme is now acceptable, and highways have confirmed no objections.

### **Recommendation**

Grant planning permission with conditions