

2023/0489

Executors of the late Margaret Helen Berry

Erection of a detached dwelling

Land adjacent 2 Castle Lane, Penistone, Sheffield, S36 6AH

Planning History

No planning history

Site Description

The site is a former garage site and measures approximately 285sqm and is accessed via Castle Lane. Adjacent to the site to the north east are a row of terrace properties across Castle Lane at a lower level. To the east of the site is a detached stone dwelling constructed around 2010 and has front and rear dormers and accommodation in the roof. To the south of the property is an open field, allocated as Green Space.

The site slopes down to Castle Lane with a level change of approximately 2.5m. The site is currently vacant, there is a vehicular access from Castle Lane to the lower north west corner of the site, stone walls to the east and west boundaries. The site has areas of hardstanding and there are three concrete bases for garages which have been removed.

Proposed Development

The applicant seeks permission to erect a 4 bedroomed detached, two storey dwelling on the site. The dwelling would be constructed from stone with a grey concrete tiled pitched roof and grey upvc windows.

The property would have 2 parking spaces in the front garden of the new dwelling with an access off Castle Lane. Due to the sloping nature of the site, a tiered garden would be formed to the rear.

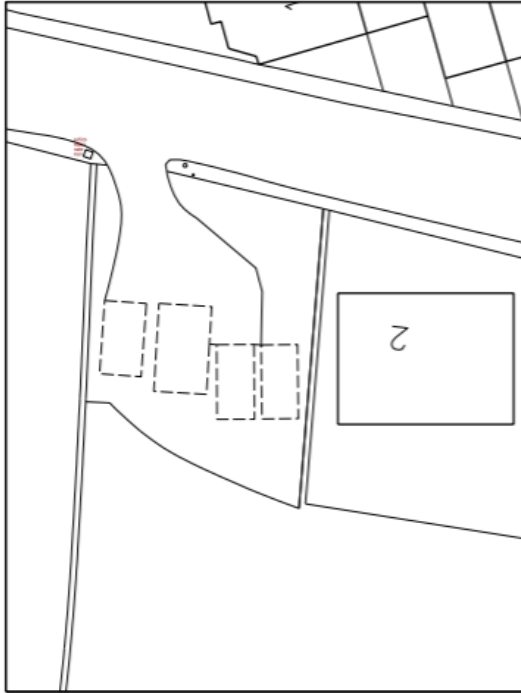
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Revision: -
Revision List

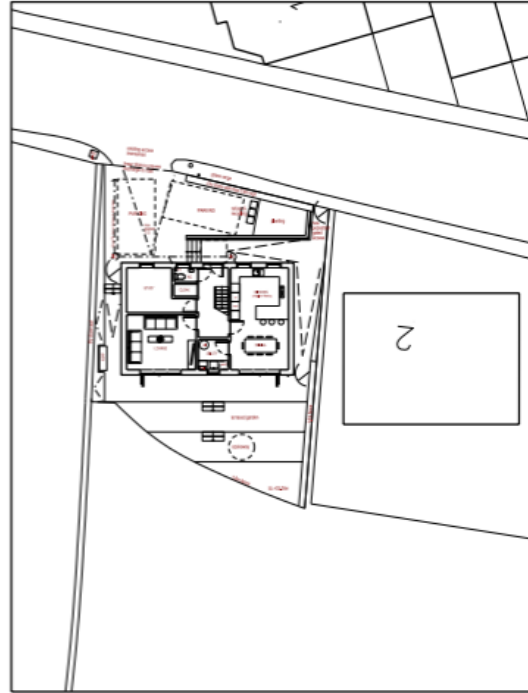
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Project/ Client: Garage plot Castle Lane/ Berry
Drawing Title: Site Plan - EXISTING & PROPOSED
Drawing Number: 2161/TP/002
Scale at A3: 1:200

Date: Apr 23



Site Plan - EXISTING & PROPOSED



Site Plan - EXISTING & PROPOSED

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0 5m

PROPOSED MATERIALS
Walls - Coursed stone or Ardstone
Roof - Grey concrete tiles
Windows/ doors - Grey PVCu or aluminium
Fences/ Pipes - Black PVCu

Project/ Client: Garage plot Castle Lane/ Berry
Drawing Title: Elevations - PROPOSED
Drawing Number: 2161/TP/004
Scale at A3: 1:100

Date: Apr 23



North Elevation



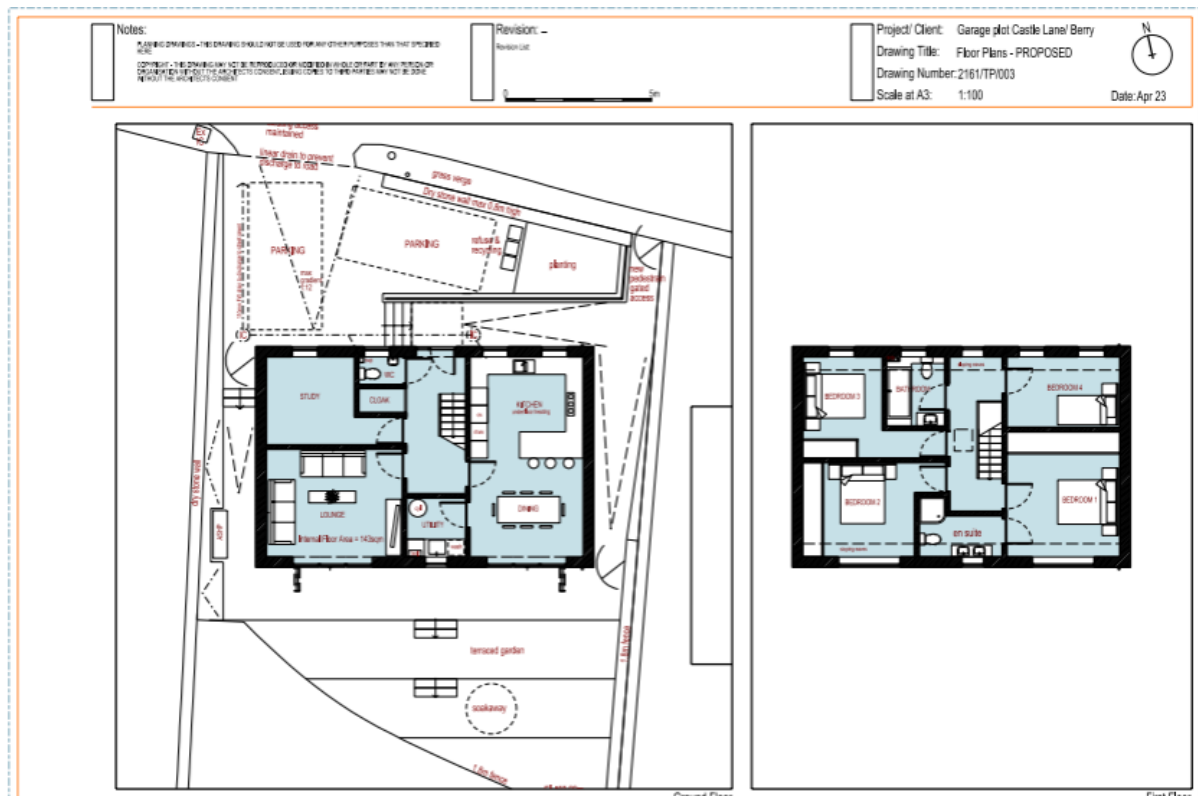
East Elevation



West Elevation



South Elevation



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 held 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.

The site is set within Urban Fabric as shown on the Local Plan Maps, therefore the following policies are of relevance:-

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.
H4 Residential Development on Small Non-allocated Sites, proposals will be supported where they are located on previously or part developed land, are within a village, are accessible and have good access to a range of shops and services.
H9 'Protection of Existing Larger Dwellings'
T3 'New Development and Sustainable Travel'
T4 'New Development and Transport Safety'
D1 'High Quality Design and Place Making'

Poll1 'Pollution Control and Protection'

SPD's

- Design of Housing Development
- Parking

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. 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.

Penistone Neighbourhood Plan – Adopted August 2019

BE1: Design of the built environment

All new housing proposals should adhere to the following principles, where it is appropriate:

- a) Where new housing developments are proposed, homes should be reflective of local architecture and in keeping with the surrounding area. In particular, the following design principles should be adhered to:
- To have no houses above two storeys on the perimeter of built up areas where it adjoins open countryside, where they have a greater impact upon the surrounding area in order to preserve and enhance the character of the area, in particular allocation sites HS70, HS71, HS74, HS75 as shown in Barnsley Local Plan.
 - New developments should use external building materials that reflect the characteristic of development in the locality.
- b) All residential developments will be expected to be designed so as to be sensitive to any existing wildlife habitat and corridor and should be appropriately landscaped and in particular development on the edge of the existing settlements shall incorporate tree planting so as to soften the built-up edge of the settlement as viewed from the countryside. Any residential development of 20 or more units will be expected to make provision for the appropriate amount of open space, in accordance with Barnsley MBC standards.
- c) Development proposals should respect and maintain key views as identified on maps 2 and 3, in order to maintain the character and appearance of the town and villages.

Consultations

Penistone Town Council – No comments received

Ward Councillors – No comments received

Highways – No objection subject to conditions

Yorkshire Water – No comments received

Drainage – Details to be checked by Building Control

Pollution Control – No objections subject to condition

Representations

Neighbour notification letters have been sent to neighbouring properties and a site notice posted. No comments have been received as a result.

Assessment

Principle of development

The site is located within an area of Urban Fabric where Local Plan Policies GD1 'General Development' and H4 'Residential Development on Small Non-allocated Sites' apply. These require that development should be compatible with its surroundings, in this case the street is largely residential and as such the use of the site for residential uses would be in keeping with the locality.

Visual Amenity

Local Plan Policy D1 High Quality Design and Place Making, sets out the principles that will apply to the consideration of planning applications for new housing development, including conversions, infill and backland development.

The dwelling will be a traditional stone built detached dwelling with a garden to the rear and parking area to the front. It will be designed to be in keeping with the adjacent detached property and constructed from similar materials and therefore will assimilate into the streetscene. The proposal is designed to utilise the ground levels so that the eaves and ridge heights are no higher than the neighbouring property, the size and scale of the property is in keeping with the neighbouring property.

The proposal is considered to be acceptable in terms of visual amenity in accordance with policy D1 of the Local Plan.

Residential Amenity

The Supplementary Planning Document 'Design of Housing Development' provides guidance in terms of separation distances and other amenity requirements, in order to ensure that any new development does not cause significant impact by way of overlooking, overbearing and overshadowing of existing dwellings and their private gardens. Further detailed guidance on residential development is provided in the South Yorkshire Residential Design Guide. The Guide includes information requirements, design guidelines and technical requirements.

The application has been assessed in relation to the Supplementary Planning Document – Design of Housing Development Adopted May 2019) and the South Yorkshire Residential Design Guide (2011). The proposed layout achieves the Councils minimum amenity standards which are set out in the SPD Design of Housing Development and as a result the new dwelling will not overshadow or overlook any existing dwellings or the adjacent dwelling as it is set at a lower level and parallel to it. There are no windows proposed to the side elevation which will overlook the neighbouring property.

The South Yorkshire Residential Design Guide (adopted 2011) provides technical requirements in terms of amenity spacing standards for both internal and external

arrangements. In terms of internal spacing, the dwelling has sufficient room sizes and internal accommodation.

In terms of external space the rear garden, whilst it is tiered does provide sufficient amenity space of 60sqm. It is felt that due to the tiered nature of the garden and limited area surrounding the property, that Permitted Development Rights should be removed in order to protect the amenity space from overdevelopment.

On balance, the proposal is considered to be acceptable in terms of its impact upon residential amenity.

Highway Safety

The Highways Officer has been consulted and has no objection to the scheme. The Highways Officer states:-

'The site, which was formerly occupied by four garages, sits adjacent to a similar sized plot of land that was granted permission for a single dwelling under App. No. 2008/0451, this dwelling has now been constructed.

The existing access to this plot is taken from Castle Lane in the north-west corner of the site, the proposals seek to use the same vehicular access point. The site access is positioned around 25m from the Castle Lane junction with Green Road, visibility between the junction and site access is good.

Castle Lane has street lighting and a footway to the north-eastern side of the road, there is no footway along the site side of the road but despite this the site is considered to be accessible in terms of footway provision within the overall vicinity of the site. The site is close to bus stops and is within walking distance of Penistone train station and other local amenities.

With regard to the site layout, it is proposed to provide two off-street parking spaces accessed via the existing access point and create a new separate gated pedestrian access in the north-east corner of the site.

In terms of the number of vehicle movements associated with the proposed single dwelling, the existing use of the site for garages would generate a greater number of vehicle trips and as such it is considered that the proposals would not adversely impact upon the highway and are therefore acceptable from a highways development control perspective, subject to conditions and informatives.'

Given the above, the proposal is considered to be acceptable in terms of highway safety and sufficient parking is provided in line with the SPD Parking and in accordance with policy T4 of the Local Plan.

Recommendation

Grant subject to conditions