



2006/2036 Erection of detached dwelling (Outline) Refused

The applicant is seeking approval to erect a 4-bedroom dwelling. The dwelling would be 2 storey and designed with a pitched roof. The property will be built close to the road within a constrained site, with a rear and side garden area.

The proposed dwelling would measure 5m to the eaves, 7.49m total height. The proposal will be built in brick with a 2-storey side extension set back from the frontage. Two off street parking spaces will be provided to the south of the property. A private residential garden will be located to the rear of the property bound by a 2m high close boarded fence.

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

Policy H4 Residential Development on Small Non-allocated Sites

Policy BIO1 Biodiversity and Geodiversity

SPD's

Those of relevance to this application are as follows:

-Design of Housing Development

-Parking

-Trees and Hedgerows

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 Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the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 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 96 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places.

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 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.

Para 139 - Development that is not well designed should be refused.

Consultations

- Highways DC – No objections subject to conditions
- Pollution Control – No objections subject to conditions

- Yorkshire Water – No objections.
- Drainage – No objections
- Ward Councillors – No comments received.
- Tree Officer – Objections to the original proposal however due to the omission of the garage and relocation of the off-street parking the tree officer has no objections to the amended plans subject to conditions

Representations

No letters of objection have been received.

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 property is set within a pocket of residential properties and as such the use of the site for residential uses would be in keeping with the locality.

Visual Amenity

The proposed development would see the erection of a detached dwelling. The site is set within a pocket of residential properties that are all two storeys in nature and constructed from a mix of red brick with some natural stone evident. The proposal seeks to replicate the style of the surrounding dwellings with use of red brick and tile. The proposal is two storeys in height with a pitched roof similar to surrounding properties and as such would be in keeping with this locality.

To the north and south of the site there is a staggered building line evident. The proposed property is positioned at the front of the site, forward of the nearest semi-detached dwelling to the north. To ensure continuity the proposed 2 storey side extension is set back in line with the adjacent dwelling resulting in a staggered building which is not expected to appear alien within the street scene.

The proposed property is large in size compared with the neighbouring dwellings however the street scene as a whole should be taken into consideration when viewing the proposal. The street scene is characterised by a mix of differently designed properties, terraced, semi-detached and some much larger detached dwellings. To compensate for the larger dwelling the proposal will be lower in height to the neighbouring semi-detached properties, this will mitigate the impact of the proposal within the street scene ensuring the proposal does not appear overly dominant.

As such the proposal would be in keeping with the local character of the area in terms of scale, building style, and materials. The proposal is therefore considered acceptable in terms of visual amenity in accordance with policy D1 of the Local Plan.

Residential Amenity

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

It also advises that rear gardens of proposed dwellings should be at least 50 square metres in the case of two-bedroom houses/bungalows and 60 square metres for houses/bungalows with three or more bedrooms. Smaller gardens may be acceptable in corner plots if privacy and daylighting can be maintained.

The proposal is for the erection of a 4-bedroom dwelling. The SYRDG sets out acceptable internal spatial standards. The proposal meets the internal spatial standards set out within the SYRDG and the Council is satisfied that the proposal will deliver acceptable living conditions protecting the residential amenity of future occupiers in line with planning policy.

The external amenity space also meets with the requirement in both SPD: Design of Housing Development and the South Yorkshire Residential Design Guide.

Due to the orientation and positioning of the windows to this property and the introduction of the boundary fence, overlooking or loss of privacy is not expected to occur ensuring residential amenity is not compromised with respect of the immediate neighbours.

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 and the existing residential amenity of the neighbouring dwellings is retained. Consequently, as the proposal meets all the standards in the SYRDG and the SPD, it would meet the requirements of Policies GD1 and D1 of the Local Plan.

Highways Safety

The proposal is to create a four-bedroomed dwelling on land adjacent to 1a Royston Road. The application shows that the dwelling is to be provided with two off-street parking places to the south of the property. Suitable bin storage is also shown.

The Council's highways department has confirmed that the off-road vehicular parking proposed as part of the scheme is satisfactory and in compliance of both SPD: Parking and SPD: Design of New Housing Development and in compliance with Policy T3 and T4 of the Local Plan.

Trees

The Council's Tree Officer had some concerns with regards to the original layout of the proposal. The original layout showed a garage and driveway located along the front northern boundary of the site. This had implications to an existing off-site tree located within the front garden of the neighbouring property.

The plans have now been amended and the garage removed. The proposed off-street parking has been relocated to the south of the site and an area of soft planting is proposed along the northern boundary. The relocation of the hard standing has alleviated the detrimental implications to the existing tree, and the Tree Officer is now satisfied with the amended plans in terms of potential impact. It is noted that tree protection during the works will be required, therefore a condition will be applied ensuring tree protection details are submitted and approved by the Council before the works start. The proposal is therefore in compliance with SPD: Trees and Hedgerows and Policy BIO1 of the Local Plan

Conclusions

The impact to the visual amenity, existing residential amenity of the area would meet Local Plan Policy requirements. Furthermore, the facilities for future residents of the property would meet the requirements set out in SPD 'Design of Housing Development' and the South Yorkshire Residential Design Guide and would be in compliance with Local Plan policy GD1.

Through the planning process acceptable off-road parking has been provided, and any earlier tree constraints have been satisfied. The proposal is now acceptable in compliance with Planning Policy.

Given the comments above, the application is recommended for approval.

Recommendation: Approve