

Applicant: Mr Noel Ferguson

Description: Erection of two storey detached dwelling (to replace a pair of semi-detached dwellings on plots 1 and 2 of planning permission 2020/1010) - Demolition of outbuilding, garages and green houses and erection of 13no new build dwellings (12no as a result of this proposal) and conversion of existing outbuildings into 1no further dwelling into 14no dwellings in total (13no as a result of this proposal)

Site Address: Church Street, Carlton, Barnsley, S71 3EG

Site Location & Description

The site is located at the centre of Carlton village within the heart of the conservations area. The site adjoins St John's Church (to the north) and it is bounded by Church Street to the east and Spring Lane to the south. The site measures approximately 0.8 hectares in area. The site is occupied by the 'Stud Farm' a traditional farm complex comprising of a farmhouse, cottage, various agricultural barns, glass houses and agricultural field. There are two grade II listed buildings outside of the sites boundary, St Johns Church to the north and The Gables (Vicarage) located to the North West.

The farm buildings are constructed from traditional materials of stone and slate and each building exhibits architectural features of interest. The buildings are set around a central courtyard which is at present accessed from Spring Lane (a one-way street). There are also two further accesses available off Church Street, via vehicular footway crossings. The former farmhouse is central to the site; this has been previously extended with the addition of a smaller two storey cottage on its northern elevation.

Buildings are grouped within the centre of the site and extend toward the eastern boundary with Church Street. An open field is located between the northern perimeter of the building and St John's Church. There are groups of well-established mature trees, particularly along the Southern & Eastern boundaries, which largely screen views of the buildings from surrounding vistas.

This particular application relates to the corner plot in the South Eastern corner of the site on the corner of Spring Lane and Church Street. The site sits to the South of the Existing Barn and East of the farmhouse. The plot has permission for a pair of semi-detached dwellings.





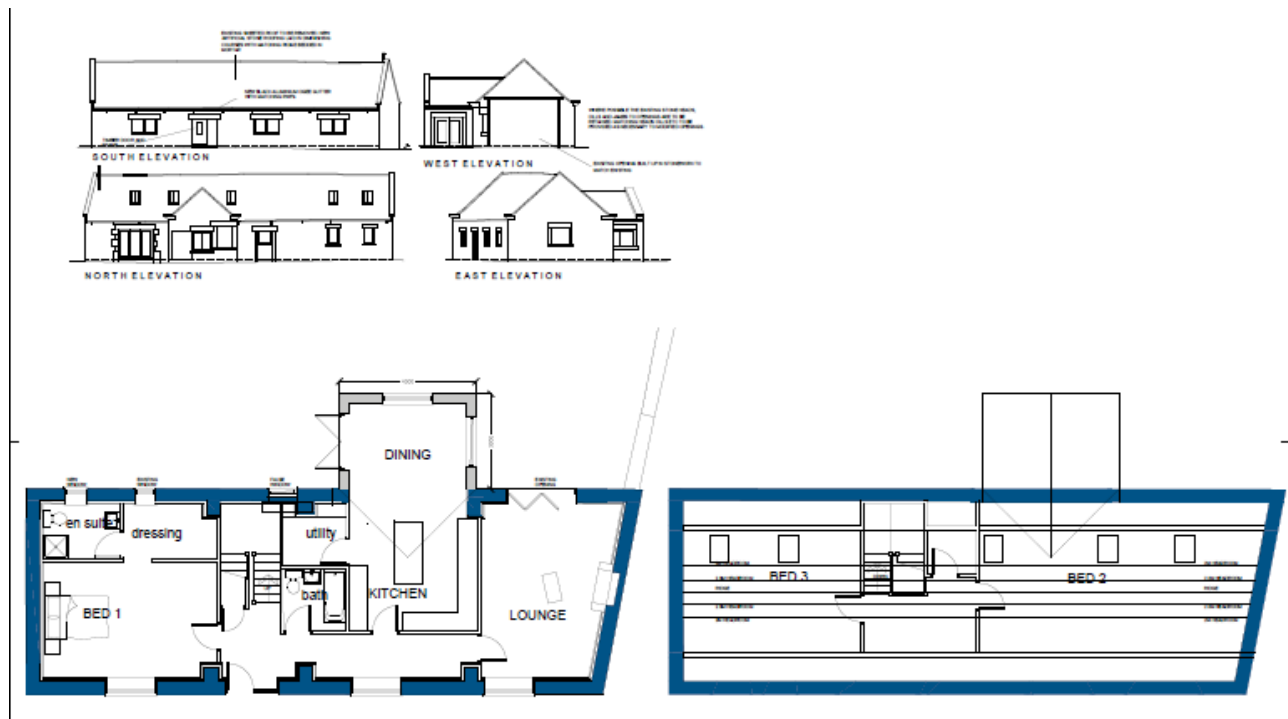
2019/0213 - Demolition of outbuilding, garages and green houses and erection of 13no new build dwellings and conversion of existing outbuildings into 1no further dwelling (14no dwellings in total) - approved



2020/1010 - Variation of condition 2 (approved plans) of planning permission 2019/0213 to amend the internal road layout- Demolition of outbuilding, garages and green houses and erection of 13no new build dwellings and conversion of existing outbuildings into 1no further dwelling (14no dwellings in total) – approved subject to conditions



2022/0492 - Variation of condition 2 (approved plans) relating to planning permission 2020/1010 to enable changes to the design of the barn conversion (plot 14) - Demolition of outbuilding, garages and green houses and erection of 13no new build dwellings and conversion of existing outbuildings into 1no further dwelling (14no dwellings in total) – approved



Applications currently under consideration on the site

2022/0493 - Details of conditions 7 (highway mitigation works), 8 (highway condition survey) and 10 (hard and soft landscaping works) of planning permission 2020/1010 - Variation of condition 2 (approved plans) of planning permission 2019/0213 to amend the internal road layout- Demolition of outbuilding, garages and green houses and erection of 13no new build dwellings and conversion of existing outbuildings into 1no further dwelling (14no dwellings in total)

Proposed Development

Following on from the previous approvals outlined in the Planning History section above, the current application purely relates to plots 1 and 2 in the South Eastern corner of the site. Plots 1 and 2 are a pair of 2 storey, 3 bedroomed semi-detached properties which back on to Spring Lane and have a semi detached garage each in the North Eastern corner of the site.

The applicant now seeks permission to replace these pair of semi detached properties with a single, 2 storey, double fronted detached dwelling. The dwelling would be on a similar footprint as the approved semis and would back onto Spring Lane with gardens to the rear and side. There would be a parking area to the front of the dwelling and a detached single garage. The property would be accessed via the previously approved access which also serves the existing farmhouse and the barn (plot 14).

Approved Plans



Proposed Plan



Policy Context

The site is allocated as Urban Fabric and in the Carlton Conservation Area within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy H1 The Number of New Homes to be Built

Policy H3 Uses on Allocated Housing Sites

Policy H6 Housing Mix and Efficient Use of Land

Policy H7 Affordable Housing

Policy HE1 The Historic Environment

Policy T3 New Development and Sustainable Travel

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 GS1 Green Space

Policy BIO1 Biodiversity and Geodiversity

Policy CC2 Sustainable Design and Construction

Policy CC4 Sustainable Drainage System (SuDS)

Policy RE1 Low Carbon and Renewable Energy

Policy I1 Infrastructure and Planning Obligations

SPD's

The Supplementary Planning Documents of relevance are;

- Designing New Residential Development
- House Extensions and other domestic alterations
- Barn Conversions
- 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 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 93 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 111 - 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 126 - 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 195 – Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal.

Para 196 – Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 197 – in determining applications, local planning authorities should take account of (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Consultations

Highways – No objections following the submission of additional information and subject to conditions

Conservation Officer – No Objections

Forestry Officer – No comments but there is an extant permission in place, the proposed change from a pair of semi detached dwellings to a detached dwelling on a similar footprint would not have a greater impact than the approved scheme.

Ward Councillors – No comments

Representations

None

Assessment

Principle of Development

The site is allocated as Urban Fabric, i.e. land within the settlement with no specific allocation, in the Local Plan. 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, infill development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the possible future development of a larger area of land.

The site is also within the Carlton Conservation Area and immediately adjacent to 2no. Listed Buildings. As such, the development will be expected to protect or improve the character and/or appearance of the Conservation Area and Listed Buildings.

It should also be acknowledged that the principle of residential development has previously been set with the long history of approvals on the site, including the approval of a pair of semi detached dwellings and associated garages (plots 1 and 2) and the application site.

This application is simply to replace the approved 2 storey semi detached dwellings, and associated garages, with a detached dwelling (on a similar footprint) and associated garage. The merits of the amendment will be explored under the headings below;

Residential Amenity

The position, footprint and overall volume of the proposed detached dwelling is very similar to the approved pair of semi detached properties. As such, the amendment would not increase overshadowing or result in an overbearing feature for the neighbouring plots and their future residents. In addition, the fenestration arrangement and distance to neighbouring boundaries would be very similar, as such, privacy levels for neighbouring residents, and the residents of the proposed plot, would meet the requirements of SPD 'Design of New Housing' and Local Plan Policy GD1.

It is acknowledged that the single garage would be in a slightly different position compared to the approved semi detached garages, however, it has been moved further away from plot 14, as such, would arguably have less of an impact on the neighbouring residents than the approved scheme.

In terms of the future residents of the detached dwelling, the internal spacing meets or exceeds the requirements of the South Yorkshire Residential Design Guide and the external spacing far exceeds the requirements of the SPD, with occupants having access to a wrap around garden. It is noted that there will be some overshadowing from the trees, however, this was the case with the previous approval.

Design & Visual Amenity

The site is in a prominent corner position adjacent to Spring Lane and Church Street. However, the footprint and volume of the proposed detached dwelling is comparable to the approved pair of semis. The simple double fronted design of the dwelling would sit comfortably with the existing buildings and approved scheme on the rest of the site. Arguably the amendment would improve visual amenity compared to the approved scheme with the Conservation Officer stating;

Overall I'd see this is a more sympathetic approach (a small vernacular styled detached dwelling being more typical than a semi) with no increase in the overall development footprint or volume. Essentially, it's a swap to a detached dwelling of a restrained and reasonably traditional design which should sympathise adequately with the conservation area and the rest of the site.

The proposed detached garage is smaller than the semi detached garage block it replaces and is in a less prominent position given it has been set in from the boundaries. In any case its design is in-keeping with the previously approved garages across the site and within the immediate area.

Consequently, given the comments above, the proposed amendments to the barn conversion are in accordance with Local Plan Policies D1, HE1, and HE3.

Highway Safety

The proposed detached dwelling would command a lower parking requirement than the previously approved pair of semi detached dwellings. Provision is made on site for at least 2no. vehicles, 1no. within the garage and 1no. to the front with a drive depth of 6m between the access and garage door, in accordance with SPD 'Parking'. Initially the amendments impacted upon the turning area for plot 14, however, amended plans and tracking information have since been supplied at the request of Highways and turning and manoeuvring for the application property and neighbouring properties are now acceptable. As such, colleagues in Highways have no objections, subject to conditions.

Trees

There would be no further impact on trees compared to the approved scheme.

Ecology

There would be no further impact on Ecology compared to the approved scheme.

Archaeology

There would be no further impact on Archaeology compared to the approved scheme.

Conclusion

Taking into account the relevant development plan policies and other material considerations the amendments are in accordance with the development plan (most notably policies D1, GD1, HE1, HE3 and T4) and are assessed to be a suitable and sustainable form of development that accords with Local Plan Policy SD1 Presumption in favour of Sustainable Development in overarching

terms. Similarly in National Planning Policy terms (NPPF) the presumption in favour of sustainable development is considered to apply also (para 11) which is that proposals that accord with an up to date development plan should be approved without delay. The recommendation is one of approval therefore subject to the conditions listed below.

Recommendation

Approve subject to conditions