
2021/1227

Mr and Mrs Stephen and Jayne Selway

Reserved matters application for one dwelling with access, appearance, landscaping, layout and scale all under consideration (in connection with outline planning permission 2019/1145)

Woodbine Cottage, Doncaster Road, Billingley

Description

Woodbine Cottage is an attractive detached stone house, set within a large garden and located to the south of Billingley, just south of Barnsley Road and the junction with Billingley Green Lane.

The property is not listed but does show on the historic map from 1895 and as such is clearly over 120 years old, albeit has been extended in this time. The property is two storeys with a double garage and access from a layby. The garden wraps around the east, south and western sides of the property and contains a number of trees and shrubs.

Rose Valley Farm and Cottage are the only other residential properties located in the immediate area and are adjacent the site to the west.



Proposed Development

This is a reserved matters application with all matters to be considered.

The proposed new dwelling is located to the east side of the existing cottage with access and parking to the front and taken from the existing layby off the main Docaster Road. It is a two storey house with an attached garage.

The design reflects that of Woodbine Cottage with a simple pitched roof with a protruding gable to the rear and porch to the front.

There are 4 bedrooms, one ensuite and a family bathroom at first floor with a breakfast kitchen, lounge and dining room at ground floor. The windows are largely smaller with stone headers and cill, however, there is a large bifold to the rear.

History

2019/1145 - Outline planning permission for residential development of 1 no. dwelling (With All Matters Reserved) Approved 15/07/20

Policy Context

Planning decision 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 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough alongside the Joint Waste Plan, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is in the Urban Fabric as identified on the Local Plan Proposals Map. It is located adjacent to employment site ES10 which is the subject of a Masterplan.

In addition, the following Local Plan policies are relevant to this application:

- SD1 Presumption in favour of sustainable development
- GD1 General Development
- LG2 The Location of Growth
- H1 The Number of New Homes to be Built
- H2 The Distribution of New Homes
- H4 Residential Development on Small Non-allocated Sites
- H9 Protection of Existing Larger Dwellings
- T1 Accessibility Priorities
- T3 New Development and Sustainable Travel
- T4 New Development and Transport Safety
- T5 Reducing the Impact of Road Travel
- D1 High Quality Design and Place Making
- HE1 The Historic Environment
- HE2 Heritage Statements and general application procedures
- HE3 Developments affecting Historic Buildings
- CC1 Climate Change

CC3 Flood Risk
CC4 Sustainable Drainage Systems
CC5 Water Resource Management
RE1 Low Carbon and Renewable Energy
CL1 Contaminated and Unstable Land
Poll1 Pollution Control and Protection

SPDs

Sustainable Travel SPD

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.

Consultations

Air Quality - The recently adopted Sustainable Travel Supplementary Planning Document requires installation of an electric vehicle charge point.

Biodiversity – No comments received but previously requested a condition securing mitigation and retention of the hedge along the western boundary. This is included in the proposed design.

Coal Authority – No objection as covered by a condition to secure intrusive ground investigations prior to commencement of development.

Conservation Officer – Woodbine Cottage is a non-designated heritage asset and therefore design will be clearly important and Local Plan Policies HE1 and HE3 apply. The proposed is a restrained design however and there are no objections.

Highways DC – No objections subject to conditions.

Drainage – No objections, conditions on the outline.

Pollution – Initial concerns that noise mitigation was confirmed now addressed. No objections.

Symas – No objection as covered by a condition to secure intrusive ground investigations prior to commencement of development

Superfast SY – Standard condition applied to the outline

Trees – No objection subject to condition applied to the outline.

Yorkshire Water – Not responded, however, they advised at outline that the area is remote from the public foul sewage network and therefore with require private treatment facilities.

Representations

The application was advertised through neighbour letters, a site notice and press notice. No comments have been received.

Assessment

Principle of development

The site is an existing residential dwelling allocated as Urban Fabric in the Local Plan. Whilst residential is the established use on the site it is necessary to assess the proposed in accordance with Local Plan Policy H9, Protection of Existing Larger Dwellings and HE1 and HE3 relating to development on historic sites, including non-designated heritage assets.

With regards to policy HE1 and HE3, Woodbine Cottage appears on the 1890 map clearly indicated as Woodbine Cottage, however, the first edition 1850 map shows a small complex of buildings at Billingley Green centered on the Wentworth Arms. The significance of the historic cottage is unclear but, as it is strategically sited on the crossroad on Doncaster Road and is at least 170 years old, it is considered a non-designated heritage asset. Further investigation into the history of the building and the impact of the proposed on its setting is required. However, it is not the view of the LPA that the site couldn't accommodate another dwelling in the location as indicated on the proposed plan. An assessment of the sites significance in accordance with local Plan Policy HE2 was required with the reserved matters application and the design approach for the new dwelling should be clearly linked to this, demonstrating acceptable impact on the setting of Woodbine Cottage.

The applicant has provided a heritage statement as required and produced by Jessop Consultancy. This has been assessed by the Conservation Officer and he accepted that it makes the case for the building being a non-designated heritage asset that, although heavily modified and altered, is of clear local significance. In addition it is accepted that the setting has a relative low contribution and there is therefore a low degree of harm posed by the development. The design of the building is restrained and quite traditional in appearance (particularly the northern elevation and elevations visible from the public realm) and the materials proposed (stone and stone slate) will compliment Woodbine Cottage. On this basis, Policy HE1 and HE3 are complied with.

With regards to Policy H9, Woodbine Cottage is a larger dwelling located within a large garden. Policy H9 states that development within the curtilage of larger dwellings will be resisted where it will have an adverse impact on the setting of the original dwelling and the size of the remaining garden area. The proposed is relatively modest, set to the side with Woodbine Cottage retaining the majority of its garden. Therefore there is no adverse impact on the setting of Woodbine Cottage and Policy H9 is complied with.

On this basis the proposed is acceptable in Principle.

Visual Amenity

The house has been assessed against Policy HE1 and HE3 above and complies with the requirements of these policies.

The design reflects the traditional nature of Woodbine Cottage. It is of a similar scale and has fenestration and detailing which mirrors that of the older cottage. In addition, the proposed materials are in keeping being natural stone and stone slates.

The site currently is garden and whilst the proposed will introduce built form into this area, this will not unduly impact on visual amenity or the landscape.

Therefore, the proposed complies with Local Plan Policy D1.

Residential Amenity

The site is adjacent to a busy road and as such traffic noise is likely to impact on residential amenity. The applicant provided a noise assessment with the outline application and has included the agreed mitigation with this application, including enhanced glazing on the northern and eastern elevations and a 2.4m solid fence around the garden.

Highway Safety

The submitted plan 'proposed site layout' shows that a driveway is to be provided for the new dwelling and that it is to be of sufficient size to allow the parking and turning of vehicles. The dwelling is to have an attached garage and this is of sufficient size to be counted as a parking space. Visibility from the site access onto the 'off-shoot' service road is adequate.

Whilst the proposals are satisfactory in terms of site layout and access onto the service road, a matter for much more deliberation is that of access both to and from the main A635 Doncaster Road/Dearne Valley Parkway. The left-in and left-out manoeuvres are straightforward, the right-in and right-out manoeuvres however are less than ideal. The right-in manoeuvre in particular has potential for conflict with vehicles entering the right turning lane from Doncaster Road to Billingley Green Lane. It is noted though that the access is already used by Woodbine Cottage and could potentially be used by anyone that enters the service road for whatever reason. Also taken into consideration are the two similar accesses a little further to the West that result in greater conflict than this access. On balance, the intensification of use of the access that would result from one additional dwelling is not considered to cause a significant enough detriment to the safe and efficient use of the highway to warrant refusal on highways grounds.

It is also noted that an application has been submitted under reference 2021/1511 for a roundabout on the A635. This scheme has not been approved but is still being determined but the plans as they currently stand show the changes proposed to be further to the west of this site and the access to this property will not be affected by any direct changes to the roadway immediately outside the access. In any case this access exists for Woodbine Cottage and so consideration would need to be given to it as an existing access as part of 2021/1511 and the addition of one more dwelling is unlikely to result in significant increase in traffic movements at this access. Highways DC raised no objections to the outline application, which established the principal of one house at this site, or this reserved matters application

The proposals are therefore considered acceptable from a highways development control perspective.

Therefore, the proposed complies with Local Plan Policy T4.

Recommendation

Grant subject to conditions