
2022/0709

Applicant: Mr Howard Fearnley

Erection of 1 no. detached dwelling

Land adj. 15 Beever Lane, Gawber, Barnsley, S75 2RP

Site Description

The site is an undeveloped piece of land located to the Northern end of Beever Lane in Gawber, on the corner of Beever Lane and Redbrook Road. The site is located within the Urban Fabric and is largely residential with a row of terraced properties to the South (nos. 9-15 Beever Lane). The site is largely grassed with a row hedgerows to the frontage (Western boundary line) and several scattered trees and other vegetation located within the site. There are also trees located immediately adjacent to the site, to the West, some of which are mature and overhang into the site. There is a narrow pedestrian access track immediately to the South of the site which provides access to the rear of the adjacent dwellings.



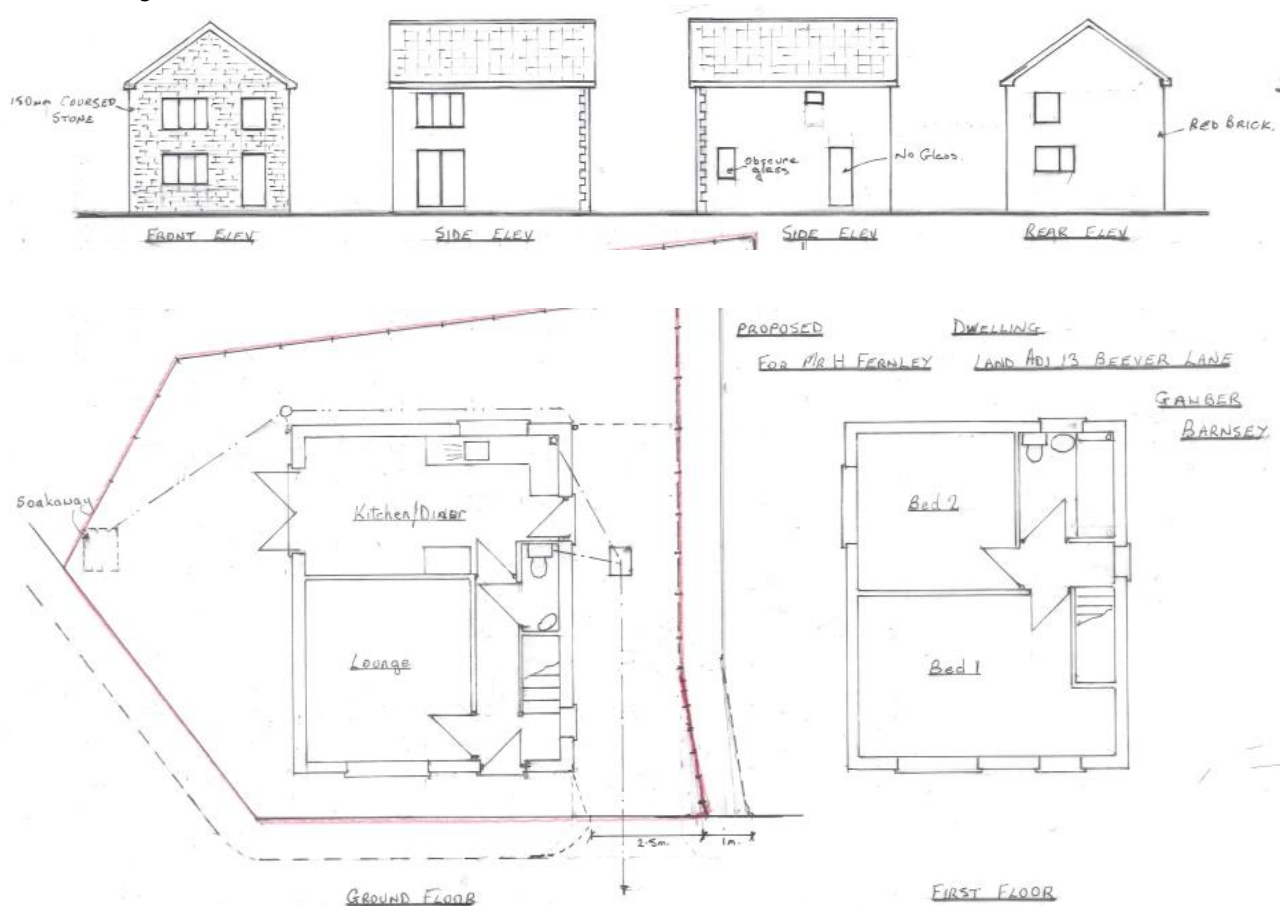


Relevant Site History

None

Proposed Development

The applicant is seeking approval for the erection of a detached dwelling, with associated access and parking provision to the Southern side of the proposed dwelling. The dwelling is rectangular in shape, constructed from red brick with a stone frontage (facing West), measuring 7.65m x 6.25m with a pitched roof with a height of 4.85m to the eaves and 7.5m to the roof ridge. The application has been slightly amended to show a repositioning of the soakaway, as well confirmation of highways details and external details such as the access door on the side elevation at ground floor level being solid rather than to include any windows/glass. Other minor details have been altered such as the ground floor window on the side elevation serving the hallway to be obscure glazed.



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 development plan consists of the Core Strategy, saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

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.

Local Plan

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, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

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Relevant Local Plan policies include:

SD1 – Presumption in favour of sustainable development – When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

GD1 – General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

D1 – High Quality Design and Place Making – Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

H4 – Residential Development on Small Non-Allocated Sites – Proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies in the Plan.

H6 – Housing Mix and Efficient use of land - Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

T3: New Development and Sustainable Travel – New Development will be expected to:

- Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.
- Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document.

T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

BIO1: Biodiversity and geodiversity – Development will be expected to conserve and enhance the biodiversity and geological features of the borough.

Supplementary Planning Documents

- Design of housing development
- Parking
- Sustainable Travel
- Trees and Hedgerows

NPPE

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.

Paragraph 7 – the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 – achieving sustainable development has three overarching objectives:

- a) An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
- b) A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 38 – Local planning authorities should approach decisions on proposed development in a positive and creative way.

Paragraph 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 should be severe.

Paragraph 119 – Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 120 – Planning policies and decisions should

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;

- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)⁴⁸; and
- e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

Paragraph 126 - The creation of high quality, beautiful and sustainable 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.

Paragraph 134 – Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Other material considerations

South Yorkshire Residential Design Guide - 2011

Consultations

Biodiversity Officer – No ecology report has been submitted as part of the application and therefore, I am unable to provide comments in regard to biodiversity. The following points are raised in relation to biodiversity:

- A Preliminary Ecological Appraisal (PEA) undertaken to the Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines (2017) should be carried out on site. This would involve the mapping of habitats on site and consideration of their value, the use of the site by protected and priority species and the potential impact of the proposals upon ecological features.
- If following the PEA, additional specialist surveys are required and it is anticipated that the proposals could result in an impact upon ecological features of value, an Ecological Impact Assessment (EclA) should support the planning application. The EclA, if required, should follow the CIEEM guidelines (2018).
- Due to the small size of the application site, obtaining data from the local record centre may not be necessary. Again reference should be made to the CIEEM PEA guidelines (Appendix 2) as to whether obtaining data is necessary and justification provided if it is not. If it is considered necessary, external data should be obtained from Barnsley Biological Records Centre (see: <https://www.barnsley.gov.uk/services/parks-and-open-spaces/wildlife-conservation-and-biodiversity/>) and South Yorkshire Bat Group and Badger Group, where appropriate.
- Again, due to the small size of the site, a Biodiversity Net Gain (BNG) assessment is not considered necessary; however, once BNG becomes mandatory before the end of 2023, the applicants should ensure that their application complies to the standard that is in force at that time.
- The mitigation hierarchy should be applied on site, avoiding or minimising the damage to any existing habitats of value. Proposed landscaping would aim to enhance biodiversity, such as enhancing any retained habitats through appropriate management and planting and measures to provide opportunities for wildlife, such as nesting birds, roosting bats and hedgehogs, should be considered.
- The application decision should be deferred until the further information is provided.

The Coal Authority – Raised no objection to the proposal subject to the recommendation of a pre-commencement condition.

Forestry Officer – The removed hedges would need replacing as part of a landscaping scheme and generally there is issues raised with the proximity of the proposed dwelling to off-site trees and the potential future pressures on them particularly as they are outside the control of the applicant. The proximity of the proposed new dwelling to these trees could lead to potential future conflict with the tree and the tree owner/s, particularly as the trees still have a significant scope for future growth. If the application is to progress, it is requested that the location of the soakaway closest to the trees be looked at so as to avoid excavations in the rooting areas, it also appears that some works to construct the dwelling could extend into the rooting and canopy areas of the off-site trees. No arboricultural impact assessment has been provided and so this is not documented, however if the application is to be progressed these issues will need to be addressed. That being said, the proximity of the trees and future pressure issues are unlikely to be resolved on a small plot such as this and the tree officer is not in a position to support the application due to the potential future pressures on the neighbouring trees.

Highway Drainage – No objection raised

Highways DC (Two responses):-

Initial response – The proposed driveway appears to have a width that tapers down from 2.3m to 2.1m which is insufficient. In accordance with Section 4B.1.1.19 on page 135 of the South Yorkshire Residential Design Guide, this driveway needs to have a minimum width of 3.3m as it also serves as a pathway to the house. The pedestrian access to the front of the adjacent properties should be accurately shown on the proposed site layout plan as there seems to be a discrepancy between the red line boundary and the proposed vehicular access. The red line boundary has a distinct chamfered corner and with the proposed driveway positioned hard up against the southern boundary of the site this would mean the vehicular access would use part of the existing pedestrian access – an area which is outside of the red line boundary. The applicant should clarify whether they have rights of access over this small triangular piece of land? (Identified by the 'crazy paving' surfacing when viewed on Google Street view). At the vehicular access point, the site layout plan shows radii to both sides of the access along with a continuous kerb line. The existing footway and kerb line end before the southern side of the proposed access, the applicant should therefore clarify whether it is intended as part of the proposals to extend the footway along/past the site frontage. If not, the plan should be amended so as to accurately reflect the proposed layout. Should the applicant wish to address the above raised issues I shall be happy to provide further comments as necessary.

Second response – With regard to the amended plans (submitted on 06/01/2023), the alignment of the path leading to nos. 9-15 Beever Lane has now been amended to accurately reflect the route of the existing access rights. This has resulted in a vehicular access/driveway of adequate 2.5m width to be provided between the end of the footway on Beever Lane and the path providing the pedestrian right of access. The proposals are therefore acceptable from a highways point of view, subject to conditions and an informative note.

Pollution Control – No comments

South Yorkshire Mining Advisory service (SYMAS) – The submitted Coal Mining Risk Assessment (CMRA) has been noted and no objection raised to the development subject to a condition requiring the developer to undertake intrusive site investigations and submitting the findings to the LPA.

Ward Councillors – No comments

Representations

Neighbour consultation letters were sent to neighbouring residents with a site notice placed nearby; 5 comments were received objecting to the proposal raising the following concerns:

1. Impact on highway – Beever Lane is already subject to a high volume of traffic in the area as it is used by school traffic, hospice traffic, the residents including nearby flats as well as acting as a short cut for vehicles travelling from Pogmoor to Darton. Another dwelling will add to the problem on what is a busy and congested area.
2. Impact on parking and health and safety – there are already issues with parking on Beever Lane especially on the same side of the street as the application site as the majority of houses only have on-street parking. Generally, the only safe place to cross the road for parents and children going to

and from the nearby primary school is in the area of number 15 due to a pavement only on one side of the street. Further development will present safety concerns for people crossing the road, in particular children.

3. Impact on character of the area – Large parts of Gawber is fast losing its character due to the erection of buildings in the nearby area. This is worsened by the fact that the area is set to lose a huge area of Green Belt land between Gawber and Higham due to the pending development. The application follows on from significant development on Beever Lane in recent years with planning for 6 detached houses further up the street.
4. The proposed development would lose valuable open green space and be detrimental to wildlife in the area when such areas should be protected from development.
5. There are concerns raised with flooding as surface water drains struggle to deal with heavy rain which causes the road and pavement to retain high levels of standing water. Taking away the land which allows some of the rainwater to be absorbed will add to the ongoing issue. There is also a stream in close proximity of the site and queries were raised in what impact this has on the proposed dwelling/site.
6. Concerns over the development having a detrimental impact on outlook from the nearby dwellings and their potential to extend their own properties.
7. Queries as the design of the dwelling being two storey and constructed out of materials which do not match the neighbouring properties.

Assessment

Principle of development

The site is located in the Urban Fabric with residential being the long-established use of the area. The proposed development is to convert the existing outbuilding into a studio flat showing a single bed. Local Plan Policy H4 states that proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies in the Plan. Further assessment will come in the following sections of this report.

Visual amenity

The proposed development seeks to develop a substandard plot which has no established use. The proposed development is to effectively create a small-scale domestic plot and assessment against the Council's SPD for Design of Housing Development, Local Plan Policy GD1: General Development and Local Plan Policy D1 is the starting point to determine whether the building/plot is appropriate to facilitate residential development. Paragraph 134 of the NPPF also reads:

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) *development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
- b) *outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

The design of the proposed dwelling itself is considered to be similar to that of the surrounding area, which is a mix of dwelling types, structures and external materials. The dwelling is designed with a standard pitched roof constructed from red brick with a stone frontage and is considered to be appropriate in this context. A parking area is to be included to the Southern side of the dwelling and a condition would be attached to ensure that this is hard surfaced for design/visual amenity reasons.

However, the site is a small undeveloped piece of land in an otherwise suburban, residential area. The land acts as an attractive green space in an otherwise suburban, residential area and is a positive feature within the street scene. The development would require the removal of a hedgerow (included in the arboricultural report) on the Western boundary line to create a plot, which does not have a positive impact on the character

or visual amenity of the area. Equally, it would disrupt the existing harmonious street scene in which the site has a positive impact upon. The proposed development would consequently be shoehorned onto what is a small and inadequate sized site and appear as a cramped incongruous feature in the street scene.

The proposed development, in the opinion of the local planning authority, does not improve the character and standard of design in the area and does not fit in with the overall form and layout of its surroundings. There is no extension potential for future residents, with limited outlook from the proposed dwelling which fails the tests for providing high quality new homes, contrary to Local Plan Policies GD1, D1, H4, the SPD for Design of Housing Development and NPPF paragraph 134. The proposed development is therefore considered to be unacceptable in terms of visual amenity.

Residential Amenity

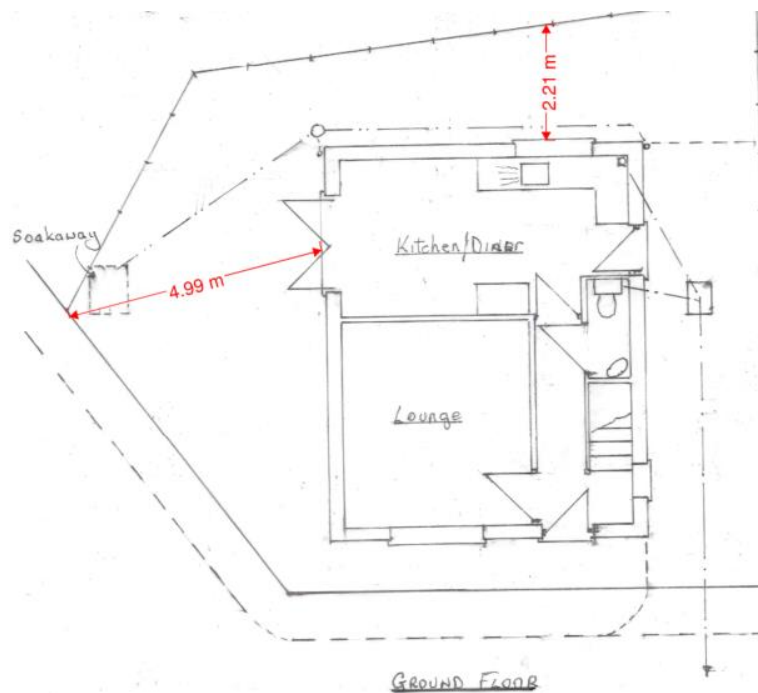
The dwelling is located on an undeveloped piece of land in a residential area and is in close proximity to neighbouring properties to the South. The side elevation of the dwelling is c. 15m from the rear elevations of the adjacent terrace row which is in excess of the minimum separation distance of 12m expected between habitable room windows and blank gable walls. It is appreciated that the Southern side elevation of the proposed dwelling is not blank as it contains several openings, but these serve non-habitable room and include obscure glazed window to the bathroom, and a solid door (no window) serving the kitchen. Properties located to the South, South-East and South-West of neighbouring properties tend to have a greater overshadowing impact than when they are orientated to different directions. The proposed dwelling is located to the North of the neighbouring properties at a reasonable distance and will therefore not have a detrimental overshadowing impact over the neighbouring properties. Whilst the dwelling will lead to a greater sense of enclosure to the neighbouring properties, it is not considered that the dwelling's positioning will have a detrimental impact in terms of privacy, overshadowing or loss of outlook to the neighbours on the terrace.

The dwelling has windows on the rear (West) and Northern side. The proposed dwelling is two storey but the only window on the rear elevation is a bathroom window and therefore the 10m separation distance does not need to be maintained. Rather, there is a bathroom window at first floor level on the rear elevation, which will be conditioned to be obscure glazed and the windows serving bedroom 2 faces North into the proposed garden area of the plot. These do not lead to direct overlooking into neighbouring properties. Bedroom 1 contains 2 x windows on the front elevation at first floor level which face onto Beever Lane but the nearest adjacent properties are c.45m to the West which vastly exceeds the minimum 12m separation distance expected between front-facing habitable room windows.

The internal floor space is up to the standards expected in the SPD and SYRDG for a dwelling of this size/bedroom number.

The above being said, the plot is relatively small in size for a single domestic plot considering the inherent constraints with trees and the fact it is on a corner plot. The main amenity space proposed is to the North/side of the dwelling but there is also an additional amenity area to the East/rear, which accumulatively measures 50sqm. This just meets the minimum space standards expected for two-bedroomed properties in the SPD: Design of Housing Development. However, it is stressed that this expectation is a minimum requirement and consideration must also be given as to whether the proposed amenity space is of sufficient quality to allow for suitable living standards for the future residents. The application site is heavily constrained with tree coverage with several trees located to the immediate East of the site which overhang into the plot, leading to significant levels of overshadowing into the garden area to the North and East. Additionally, the dwelling is situated to the South and South-West of large portions of the proposed amenity and will too cause significant levels of overshadowing at large periods throughout the day. In the opinion of the Local Planning Authority, the end result would be an amenity space which is significantly overshadowed and enclosed by nearby trees.

Further, there are also significant concerns regarding the lack of outlook offered from the property with habitable room windows located on the North (Side) and East (Rear) elevations facing into the small amenity area at a very close distance to the respective boundary lines. There are 2 x habitable room windows located on the North elevation which are 5m at the furthest point from the respective adjacent boundary line and the secondary window serving the kitchen/diner on the East (rear) is 2.2m from the Eastern boundary line. The end result will be that residents of the dwelling will face out onto a small amenity area at a very close distance which is heavily covered in trees/other vegetation, offering little outlook. This is illustrated on the screenshot below:



In the opinion of the Local Planning Authority, the proposed development is situated on a plot which has several significant constraints, and the proposed layout does not present a suitable level of accommodation in terms of the amenity space just meeting the minimum external standards, as well as being significantly overshadowed and enclosed, and the lack of appropriate outlook from the habitable room windows. For the above reasons, the proposed development is considered to be contrary to the SPD: Design of Housing Development and Local Plan Policy GD1 as it does not protect the amenity of future residents of the dwelling, and does not lead to a high quality standard of development/living conditions and is unacceptable in terms of residential amenity.

Impact on Trees

The proposed development requires the removal of a hedgerow on the South-Western corner of the application site (outlined as G1 on the Arboricultural Report). These have been identified as Category C within the report in a fair physiological and structural condition, with no works required in current site context. The report indicates in section 3.4.3 that *'if required by the development proposals, occasional lower value, retention category 'C' trees, tree groups and hedges could be removed, and replacement planting would largely mitigate their losses'*. No specific landscaping plan was initially proposed by the developer with an extremely brief supporting document which simply reads: *'No Landscaping is proposed as part of the application but a condition can be imposed requiring planting within the garden area.'* It is feasible for the Local Planning Authority to place such a condition requiring replacement planting but in this case, the site is of a small nature of the site, the layout of the dwelling/garden area and the existing trees, that a landscaping scheme would not be feasible or achievable to mitigate the loss of the hedgerow, or indeed the impact on other trees in the site/immediately adjacent.

The Arboricultural Report shows the presence of several trees in very close proximity to the site, on the boundary line but located in the neighbouring property not under the ownership of the applicant. Several of the tree canopies overhang into the application site, especially into the area to the North of the dwelling which would form part of the garden area for the proposed dwelling. The Tree Officer has been consulted and not raised any overriding concern that the construction of the dwelling would have a detrimental impact on the trees. However, did raise concern that the proximity of the development to these trees could lead to potential future conflicts with the trees and the tree owners, particularly as the trees still have a significant scope for future growth.

The Council has an adopted SPD for Trees and Hedgerows which states that *'The Council considers that trees and hedgerows enhance the quality of the environment, including that of new developments, and should be retained and protected wherever possible.'* (Section 5.1). When assessing development, there is a section which relates to the layout of development reading:

Section 6.1: *'The Tree Survey information should inform the layout and design of the development and should ensure that, in particular, the higher retention category trees and hedgerows are retained, both in the short and long term. Plans which show the retention of high value trees or hedgerows which are too close to buildings, roads, or drainage systems or will be affected by alterations in ground level will not be approved. Sometimes it can take several years for damage to a tree caused by development to be apparent, and in other cases future residents may wish to remove trees that are too close to their dwelling, for instance due to the overshadowing of windows or leaves dropping in gutters or on car parking areas. In considering planning applications, the Council will seek to avoid such long-term problems arising as well as ensuring that the development does not lead to the unnecessary direct removal of trees and hedgerows.'*

And

Section 6.3: *'Intervening distances must be adequate to ensure that future residents will not feel unduly threatened in high winds and to ensure that falling branches are not likely to cause damage to property or danger to residents. This may require that in some cases buildings, garages and parking areas are located substantially beyond the canopy spreads of large trees.'*

It is considered that the development of the plot is not in line with the SPD for Trees and Hedgerows as it seeks to develop a small plot which is in very close proximity to mature trees and will place undue pressure on the existing trees, creating conflict with the future residents and tree owner/s. This will be accentuated by the fact that the trees will overhang into the garden area of the plot, very likely result in leaves dropping into the garden area and overall danger from branches falling in high winds. The close proximity will very likely lead to pressure to significantly prune or remove the adjacent trees completely which will have a detrimental impact on the character of the area. It is clear that the layout of development has not been designed with due respect for the adjacent trees and the existing trees have not dictated the development.

The proposed development is considered to be contrary to the Council's SPD for Trees and Hedgerows and Local Plan Policy D1: High Quality Design and Place Making and is unacceptable in terms of its impact upon the trees immediately adjacent to the site.

Highway Safety

Colleagues in Highways DC have been consulted and initially raised some queries, partially in relation to the existing pedestrian access serving the existing neighbouring dwellings. A site visit occurred between the highways officer and the agent and these slight issues were resolved through an amended plan showing that the access/driveway width is suitable (2.5m) and that the access path for the neighbouring properties would be undisturbed. Highways DC therefore raised no objection subject to conditions.

The site will require the formation of an access into the plot and a parking area to the South which is large enough for 2 vehicles, in line with the Parking SPD. The proposed development is considered to be acceptable in terms of parking provision and highways safety.

Ecological Impact

Colleagues in Ecology have been consulted on the proposed development and did not comment fully on the application given that a preliminary ecological appraisal (PEA) should have been carried out and submitted to the Council but has not been submitted to support the development. In typical circumstances, the Local Planning Authority would have requested this information to assess the ecological impact of the development. However, the proposed development was considered to be unacceptable from an early stage and was not in line with numerous other Local and National Planning Policies with the application very likely to be refused for other reasons. As such, this information was deemed unnecessary in this instance.

Drainage

Colleagues in Drainage have assessed the details presented on the plans and have not raised any objection to the proposal. Standard conditions will be attached.

Conclusion

The proposed development seeks to erect a detached dwelling with associated parking area on a green and undeveloped infill plot which has no established use and has not been earmarked for residential

development in the Local Plan. The Local Planning Authority has assessed the proposal and has raised concerns which can be summarized below.

Firstly, the proposed development plot is considered to be substandard in terms of its size, awkward shape and inherent constraints with tree coverage. The proposed development is contrary to Local Plan Policies GD1, D1, H4 as well as NPPF paragraphs 8b and 134 which seek for residential development to raise the design standard in the area, contribute to creating mixed and balanced communities and result in high quality standards of living for existing and future communities. The proposed development seeks to develop on what has long been an undeveloped green infill plot and the development of such does not have a positive impact on the character of the surrounding area, disrupting the harmonious nature of the street scene and detrimental impact in terms of visual amenity.

The small size, awkward shape and inherent constraints of the site by virtue of being a corner plot and tree coverage both within the site and immediately adjacent to the East result in an amenity space which is just meets the minimum expected amenity space for two-bed properties as expected in the SPD: Design of Housing Developments. However, the amenity area would be significantly overshadowed and enclosed by the tree coverage within the site and on the boundary lines, as well as being overshadowed by the proposed dwelling. Further, the sole habitable room windows serving the kitchen/diner and bedroom 2 would be on the North elevation which are in very close proximity (5m at its furthest) to the Northern boundary line, with tree coverage and would not offer sufficient outlook. It is the opinion of the Local Planning Authority that the proposed development would not provide adequate living conditions for future residents of the dwelling, which is contrary to Local Plan Policy GD1: General Development and the SPD: Design of Housing Development.

The proposed development would result in a two-storey dwelling in very close proximity to large mature trees within the site and immediately adjacent to the East, North-East and North. The close proximity of the dwelling to these trees would likely result in future conflicts between the dwelling and the owners of the trees, resulting in pressure for tree works. Additionally, the proposed development would require the removal of a group of hawthorn hedges (G1 in the arboricultural report) on the South-Western corner of the site, which are only feasible to remove should a suitable replacement scheme be presented. In the opinion of the Local Planning Authority, there is not sufficient space within the small and constrained site to facilitate a suitable landscaping scheme. The proposed development is therefore contrary to the SPD for Trees and Hedgerows and is unacceptable due to the loss of the hedgerow within the site, the lack of appropriate replacements and the future pressure on the trees within and immediately adjacent to the site.

Recommendation

Refuse