

HUGHESCADMAN

ARCHITECTURE & INTERIORS

Millhouses Street, Hoyland
Design and Access
Statement

25th July 2023

DESIGN AND ACCESS STATEMENT

This document has been prepared to support the submission for an outline planning permission for the demolition of 2no. existing semi-detached houses on Millhouses Street and 4no. New Detached dwellings with integral garages.

A pre-application advice has been provided by the Local Authority and this application has been taken onboard the feedback and comments from all parties.

This statement is to be read in conjunction with the supporting plans and drawing to establish the principle of the proposed development to obtain approval by the Local Planning Authority.

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SITE LOCATION

The proposed development site is within the grounds of 25 and 27 Millhouses Street, These dwellings are both empty with large grounds. The site is directly adjacent to Millhouses Street, which passes to the North of the land and is bounded by residential dwellings towards the West with a large recreational ground to the East. The Proposed dwellings sit back from the existing building line on Millhouses Steet to provide adequate off-street parking as demonstrated by the Site Plans. The site is located within proximity to road linkages into Barnsley Town Centre, and only 0.5 miles to Elsecar Train station which has direct links to other major cities.



The Site comprises of 2no. Semi-detached dwellings with a total site area of 911m². It's located south of Millhouses Street with Recreation spaces separating it from Elsecar. Currently, the site supports 2no. semi-detached dwellings, a large driveway to the East of the boundary and an existing flat roof detached garage/shed to the south east of the site.

The site is bordered to the east by large recreational grounds (Milton Park) and a row of terraced houses to the west of the boundary. The surrounding dwellings on Millhouses Street comprise of Detached Bungalows and large 3 storey semi-detached houses.

PLANNING HISTORY

The Council's on-line planning register identifies the following planning applications relating to the site:

- B/74/2441/HN – This application pre-dates Electronic system
- 2020/ENQ/00894 – Demolition of 25/27 Millhouses Street and construction of 5no dwellings

Understanding the communication between the Local Planning Authority and the applicant the proposal was favourable if key principles were addressed:

- Garden/Buffer zone for soft landscaping in front of the dwellings
- 2No. parking spaces for each dwelling
- Adequate Private amenity space to meet SPD

The current proposals build on the comments from the pre-application advice and recommendations. The current plans is based on the reduced number of dwellings and also include integral garage to meet the 2no. parking spaces. Given this, we would expect the LPA to continue to hold a positive stance on this application especially when considering the supportive policy that promotes the acceptability of the application.

PROPOSALS

This application seeks outline planning permission with some reserved matters as noted in the application.

The dwelling will be 2 Storeys and will front onto Millhouses Street with vehicular and pedestrian access from the roadside/pavement.

Each dwelling will provide a combined kitchen, dining room & living room, WC and integral Garage at ground floor, four bedrooms and a bathroom at first floor and a bedroom ensuite at second floor (roof space).

Two off road car parking spaces will be provided per dwelling via the integral garage and the hard landscaping. Additional drop kerbs will be required as indicated on the site plan.

Each Dwelling will have private amenity space:

- Plot 1 = 81m²
- Plot 2 = 89m²
- Plot 3 = 87m²
- Plot 4 = 85m²

The development aims to complement the existing houses that are to be demolished by using similar materials such as:

- Red-mix Brickwork
- Stone lintels with key stones
- Cream/ Putty uPVC double glazed windows
- Natural Slate Roof
- Grey Overhead Garage Door
- Black Gutters and Downpipes

PLANNING POLICIES

The Development Plan documents that are relevant for this site are the following:

- National Planning Policy Framework (NPPF) - Revised July 2021
- Barnsley Local Plan (adopted January 2019)
- Barnsley SPD: Design of Housing Development (adopted May 2019)

The following national and local policies are of relevance to the application, as set out within the accompanying text, establishing the principle of development:

National Planning Policy

Paragraph 119 of the NPPF emphasises the importance of making effective use of land, particularly in meeting the need for homes. Given this, the principle of development is strengthened as the proposal provides a highly appropriate typology of the dwellings given the context of the Sites size and the densities of dwellings found locally.

The scheme is considered to be infill development, providing 4no. dwellings with an acceptable depth and frontage along Millhouses Street, which will sit agreeably in the existing street scene.

Paragraph 120 emphasises that planning policies and decisions should 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.

Local Planning Policy

Policy LG2 of the Local Plan aims to foster the development of larger settlements, with a particular focus on supporting the growth of Principal Towns. As per this policy, these towns are expected to absorb a greater proportion of the area's population growth compared to smaller villages. The Site is situated within Hoyland, which is allocated as one of BMBC's six Principal Towns.

Policy H4 seeks to encourage the development of small windfall sites that are under 0.4 hectares in size. The proposed development is consistent with this policy. The policy recognizes that these smaller sites can play an important role in meeting the housing needs of the community, as they provide opportunities to build homes in areas where people already live, and in close proximity to essential amenities such as shops and services. As such, sites akin to the one proposed can make a significant and positive impact on the overall housing supply.

Policy GD1 is considered to be the starting point for making decisions on development proposals, including those within the Urban Fabric. In order to ensure compliance with this policy, the proposed development is designed to conform to all relevant points, with particular emphasis being placed on not causing a detrimental impact on neighbouring properties and being compatible with neighbouring land.

Policy D1 aims to achieve high quality design and place making. By adhering to this policy, developers can create well-crafted, locally distinctive places that are safe, inclusive, and accessible to all. In the case of the proposed scheme, the design is considered to be of a high quality that complements the context of the street scene and enhances the character of Millhouses Street adjacent to the recreational ground. As a result, the development is expected to make a positive contribution to achieving the qualities of a successful place.

Policy T3 outlines the requirements for sustainable and inclusive travel opportunities to be embedded within any new development and providing the opportunities for people to change their travel behaviour where travel is necessary. The proposed development Site is positioned within a sustainable location, with convenient access to various public transportation options. These factors make the proposed development highly accessible for a wide range of users, including those who prefer active travel modes such as cycling, as well as those who rely on public transportation.

Policy H6 promotes a broad housing mix and the efficient use of land to help create mixed and balanced communities. The policy outlines that a density of 40 dwellings per hectare will be expected in Principal Towns. The proposed development adheres to this standard and utilises the size of each dwelling effectively by incorporating an additional bedroom in the roof space.

ASSESSMENT OF PROPOSALS

in line with the above relevant policies, the following sections set out a comprehensive assessment of the proposals against pertinent material planning matters.

SUSTAINABLE DEVELOPMENT

The NPPF states that at the heart of the document is a presumption in favour of sustainable development which is a fundamental consideration in the process of both plan-making and decision-taking. Sustainable development is defined by 3 core dimensions: economic, social and 6 environmental. It is established that 'for decision taking this means: approving development proposals that accord with the development plan without delay.'

ECONOMIC AND SOCIAL BENEFITS

Beginning with the economic and social benefits of the scheme, the most substantial of these is undoubtedly the stimulation of economic activity in the locale through the employment of local building contractors. Government guidance establishes that construction underpins the UK economy, with few sectors having the same potential to provide large numbers of highly skilled, well-paid jobs.

The workforce will spend time and money in the locality during the construction of the two dwellings and this will benefit the local economy by boosting sales of nearby vendors that serve the existing workforce of the area. This economic activity provides significant associated social and economic benefits for the duration of the scheme's construction period and will add to creating a more prosperous local economy.

The development will create significant social benefits as it will create four additional family homes in a high demand area. The scheme further promotes sustainable urban infill practices that will enhance the built environment of an established residential area, leading to increased vibrancy and vitality. Overall, these benefits contribute to the social sustainability of the community.

ENVIROMENTAL BENEFITS

the proposed development site is not subject to any landscape or other environmental designations which indicate that it is not of high value.

Since there are public transportation options within walking distance of the site, with frequent bus services into Barnsley Town Centre and the surrounding settlements, it is clear from an environmental perspective that the proposed Site sits within a sustainable location.

The site is within the built-up area of Hoyland and benefits from being within walking distance to infant and primary schools, a good range of shops, services and other facilities, in addition to public transport, including Elsecar Railway Station providing services to stations between Huddersfield and Sheffield. Subsequently, the development will not require inhabitants to use private vehicles for access to amenities and instead promoted the use of sustainable travel methods.

The proposed development has considered design functionalities that have minimised the reliance on non-renewable energy sources. The design includes a good level of glazing so that the development will benefit from the maximum levels of passive solar gain. High levels of insulation will be provided as required by current building regulations in order to make the buildings sustainable as well as cost effective.

DESIGN

.Paragraph 130 of the NPPF states decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, whilst not preventing or discouraging appropriate innovation or change, including increased densities.

The proposed dwellings will maintain traditional proportion in a contemporary interpretation, with pitched slate roofs and brick elevations. The design is informed by and seeks to be respectful of the existing dwellings.

In this respect, the design incorporates Cream/Putty UPVC windows with deep stone lintels and it is proposed that materials be subject of detailed conditions, in addition to the treatment of hard and soft landscaping areas.

The proposal to provide two storey, detached dwellings is in keeping with the local context and overall scale and form of development nearby. Importantly, the scale of development proposed it is considered to be respectful of, and to enhance the adjacent, which is characterised by two storey residential properties. Overall, the new dwellings will respond positively to existing context and character of the area.

AMENITY

The development consists of four detached dwellings that will continue the established building line along Millhouses Street. The site's immediate context is characterised by modest two storey terraced housing and this development proposed to continue this local characteristic.

The proposed units will be broadly commensurate with the main front and rear elevations of neighbouring properties and subsequently it is considered that the proposed dwelling will not be overbearing or overshadowing to neighbouring dwellings along Millhouses Street

The Site's frontage overlooks Millhouses Street and faces several detached bungalows.

The Housing Design SPD specifies that the rear gardens of proposed dwellings should be at least 50m² in the case of two-bedroom houses/bungalows and 60m² for houses/bungalows with three or more bedrooms. The development proposal is for the erection of four 5 bedroom dwellings, and the accompanying plans demonstrate that the garden space meets the required design standards. Each new dwelling will have private amenity space, with a minimum of 81m² per dwelling.

HIGHWAYS, ACCESS AND PARKING

The proposed access, including pedestrian and vehicular access is indicated on the application drawings. This proposes that convenient, safe, and secure access is provided for future users, including those on foot, or travelling by bicycle or motor vehicle. With 2 no. allocated car parking spaces proposed per dwelling, an appropriate level of car parking will be provided.

CONCLUSIONS

The principle of the proposals is acceptable and aligns with national and local planning policy relating to sustainable development and relevant development objectives of Barnsley Metropolitan Borough Council. The site sits within the Urban Fabric of a Principal Town and BMBC Local Plan emphasises that these will be the main local focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities.

The site currently consists of an underused parcel of land within an existing housing area, and the development of the Site would contribute housing delivery within a sustainable location. The Site is within close proximity to public transport services and employment opportunities and therefore it is considered that there is ample opportunity for occupants of the dwellinghouses to not require vehicles.

The proposed development does not encroach upon any safeguarded areas such as Green Belt land and continues the existing building line Millhouses Street.

It is demonstrated that the principle of the proposals is acceptable and that they completely align with national and local planning policy relating to housing delivery and the relevant goals set out within the BMBC Local Plan. It is evident that the proposals represent sustainable development and, in accordance with the compliance with other policies, should be approved without delay.



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