2023/0316

Applicant: Mr Darren Clare

Erection of 1 no. detached dormer bungalow and associated works

The Woodlands, Lund Lane, Lundwood, Barnsley, S71 5PE

Site Description

The application site relates to a plot of land situated on Lund Avenue, close to the junction of Lund Avenue and Lund Lane, in Lundwood. The site is rectangular in shape measuring 287.5sqm, and previously formed part of a wider development of 4 dwellings (ref. B/04/2355/BA). The wider development has already commenced with one dwelling constructed and completed some time ago (named The Woodlands) and the other two approve dwellings, facing South to Lund Lane nearing completion at the time of writing (July 2023).

The site is located in the Urban Fabric in what is predominantly a residential area, comprised of a mixture of dwelling type, size, structure and external materials. However, to the South and South-East are several commercial/industrial uses such as the Sewage works to the immediate South of Lund Lane.

Relevant Site History

B/04/1587/BA – Erection of three detached houses (Outline)

B/04/2355/BA – Residential development of 4 dwellings (Reserved Matters)

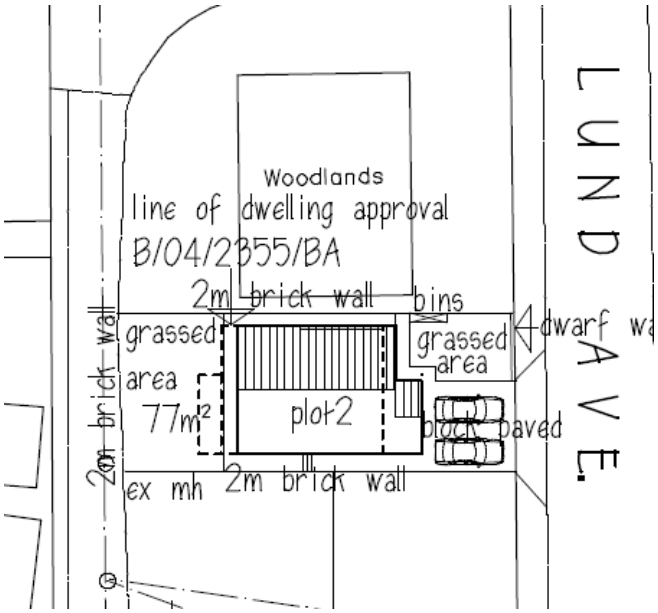
2006/0987 – Erection of 2 detached dwellings and garages

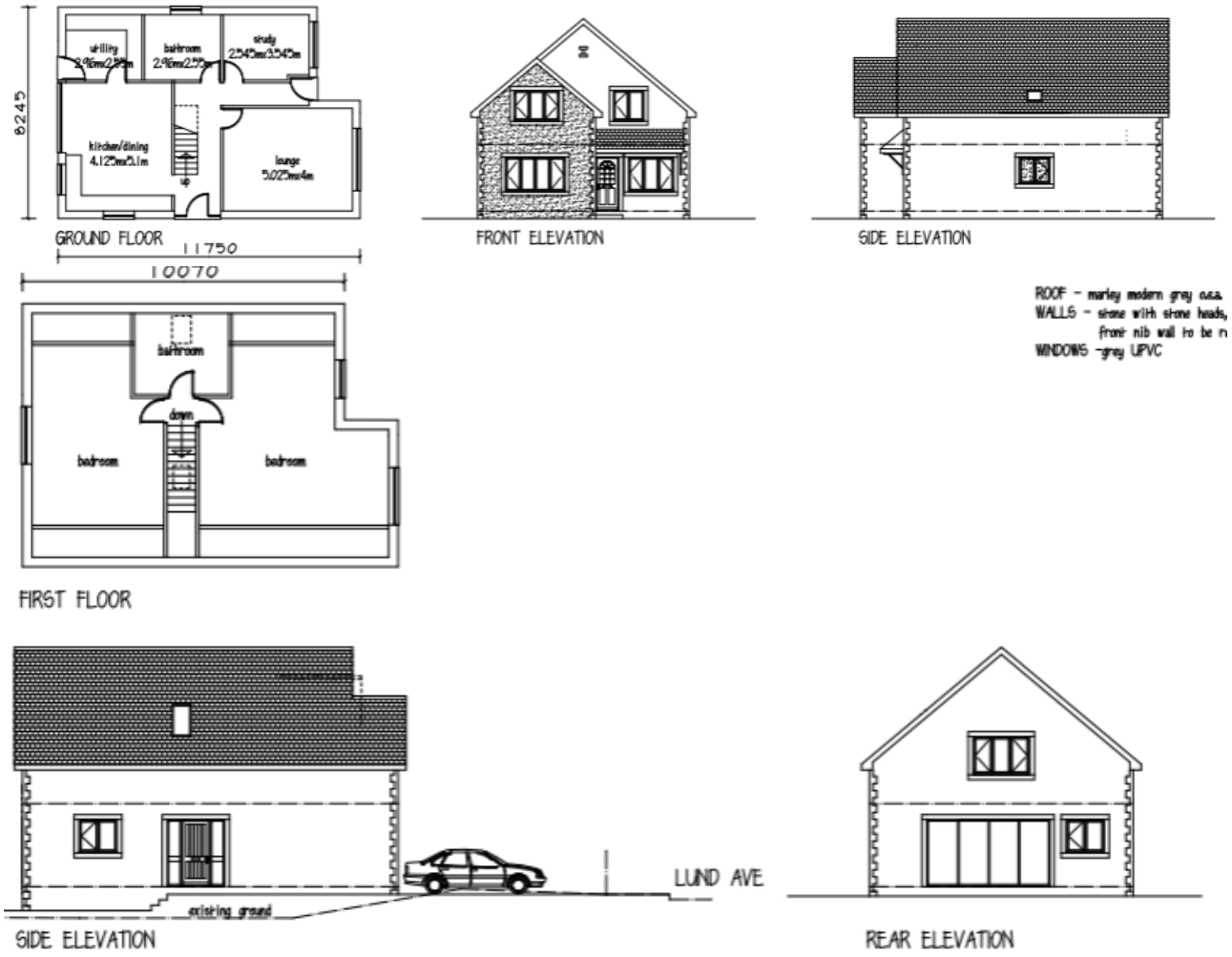
Proposed Development

The applicant is seeking approval for the erection of a 1.5 storey dwelling with associated access, parking and external amenity space.

The plans have been amended to show the following alterations:

1. Removal of the dormer window which was positioned on the North-facing roof slope of the dwelling,
2. The internal layout of the dwelling and fenestration details on the frontage altered to introduce a main access door on the front elevation (facing East).
3. Site layout changed to include soft landscaping/grassed area and a dwarf wall in the front garden area.





Policy Context

Local Plan

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 Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

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. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application. As such, the following policies are relevant:-

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.

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.

LG2: The Location of Growth - Priority will be given to development in the following locations:

Urban Barnsley;
Principal Towns of Cudworth, Wombwell, Hoyland, Goldthorpe (which includes Thurnscoe and Bolton on Dearne), Penistone and Royston; and
Villages.

Urban Barnsley will be expected to accommodate significantly more growth than any individual Principal Town, and the Principal Towns will be expected to accommodate significantly more growth than the villages, to accord with their place in the settlement hierarchy

H1: The Number of New Homes to be Built – The Council will seek to achieve the completion of at least 21,546 net additional homes during the period 2014 to 2033. A minimum five year supply of deliverable sites will be maintained.

H2: The Distribution of new Homes – The location of housing development accords with the settlement hierarchy and Policy LG2 regarding location of growth.

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.

H9: Protection of existing larger dwellings - Development within the curtilage of existing 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.

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.

Poll1: Pollution Control – Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people. Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

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

RE1: Low Carbon and Renewable Energy - All developments will be expected to seek to incorporate initially appropriate design measures, and thereafter decentralised, renewable or low carbon energy sources in order to reduce carbon dioxide emissions and should at least achieve the appropriate carbon compliance targets as defined in the Building Regulations.

<u>Supplementary Planning Documents</u>

- Design of Housing Development
- Parking
- Sustainable Travel

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

Highways DC – No objection raised subject to conditions and informative notes.

Highway Drainage – No objection.

Ward Councillors – No comments received.

Yorkshire Water – No comments received.

Representations

Neighbour consultation letters were sent to neighbouring residents with a site notice placed nearby; one comment was received stating that no objection is raised subject to no access or exit points being made through via the Mandalay driveway.

Assessment

Principle of Development

The application site is an infill plot located in the Urban Fabric in what is a predominantly residential area. The site was previously included as part of a wider residential development for 4 dwellings, one of which is fully complete and occupied and the other two dwelling (facing South onto Lund Avenue) are being constructed and nearing completion.

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 existing buildings) will be allowed where the proposal complies with other relevant policies in the Plan. Local Plan Policy H9 is often relevant in infill plot development such as this, however in this case, the development is effectively a plot substitution and the plot for 4 dwellings has been split up. As such, this is now an individual unit, separate from the existing dwelling and the two dwellings being constructed. The development of the plot will therefore not have a direct impact on the size of the garden area of any existing larger dwelling.

Given the history of the site, and the siting in what is a residential area, the proposed development is therefore acceptable in principle subject to other local and national planning policies being complied with, which will be assessed in the below sections of the report.

Residential Amenity

The application site is an infill plot which is nestled between several other residential properties. The proposed dwelling is situated to the South of a neighbouring property (named Woodlands) which features a non-habitable window at first floor level facing onto the proposed plot. The proposed dwelling is 1.5 stories high and whilst it is directly to the South of Woodlands, the proposed height (3.95m to the Eaves and 7.5m to the roof) doesn't warrant significant concern in terms of overshadowing or having an overbearing impact over the Woodlands. The plot is also positioned in line with the neighbouring property to the North and will

have a very minimal impact on the front and rear habitable room windows of Woodlands. Likewise, the proposed dwelling will not have a significant overshadowing impact on the rear or front garden of the neighbouring property.

The proposed dwelling contains a first-floor habitable room window on the rear elevation at first floor level which is 7.5m from the rear boundary line. This does not meet the minimum required 10m separation distance in the Council's SPD from rear-facing first floor habitable room windows to the respective rear boundary. However, to the immediate rear of the site is an access road serving a neighbouring property. The separation distance to the side mutual boundary line of the neighbouring rear garden area (no. 40 Lund Lane) is 11m. This is considered to be sufficient to ensure that adequate privacy is maintained between the two properties.
The dwelling includes a rooflight and a window on the North-facing side elevation facing onto the neighbouring plot to the North (Woodlands) Both of these serve non-habitable rooms (bathrooms) and will be obscure glazed which will respect privacy between the two dwellings. There is also a rooflight on the Southern roof slope of the dwelling facing onto the two dwellings to the South, however this serves a non-habitable room (landing). There is also a window serving the kitchen on the Southern side elevation of the dwelling facing onto the two new dwellings, however this is at ground floor level and any potential loss of privacy would be mitigated by adequate boundary treatment.

There are two new dwellings being constructed, and nearing completion, to the immediate South of the plot facing onto Lund Lane with the rear facing windows facing onto the proposed dwelling. A separation distance of 11m is maintain between these properties and the side gable wall of the proposed dwelling which is slightly under the required 12m separation distance in the SPD between habitable room windows and blank gable walls. However, the proposed plot is on the same layout as the previously approved dwelling which was a larger two storey building, and the proposed dwelling is situated to the North of the two dwellings, significantly reducing any overshadowing impact. The proposed dwelling is also 1.5 stories, with an eaves height of 3.95m and a sloping roof which slopes away from the neighbours to the South. Likewise, the rear garden areas retained for the two new dwellings are 131sqm and 116sqm respectively, which is greater than the minimum 60sqm as set out in the SPD for dwellings of this size. Whilst the proposed dwelling will somewhat reduce the outlook of the two detached dwellings currently being constructed, this is not greater than the previously approved (and extant) two storey dwelling and will not be to a significant degree to justify refusing the application. Likewise, the rear gardens are of a sufficient size which reduces the sense of enclosure in the new dwellings.

The internal floor area of the dwelling meets the criteria within the SYRDG for a dwelling of this size, and the rear garden area is 77sqm which is greater than the minimum 50sqm in the Council's SPD for Design of Housing Development for a two-bedroom dwelling.

The proposed development is in compliance with Local Plan Policy GD1, the Councils SPD for Design of Housing Development and the SYRDG and is acceptable in terms of residential amenity.

Visual Amenity

There were initial concerns about the original design of the proposed dwelling for several reasons. First and foremost, the front elevation (facing East) of the dwelling did not contain the main architectural features which are typically found on front elevations of new dwellings. Developments should comply with the Council's SPD for Design of Housing Development which states that new dwellings should be orientated to face the public highway. There is also guidance and general requirement in the SPD for all developments to comply with the South Yorkshire Residential Design Guide (SYRDG). In relation to newly formed frontages, the SYRDG states the following design guidance (Section B3.4 – Openings and Articulation):

- The façade should be well considered and coherent as viewed from the street.
- Front doors should be prominent and, in particular, more prominent than garage doors.
- Entrances should address the street.
- Windows and doors should be vertically aligned and horizontally aligned. Developments should avoid arrangements that are almost but not quite aligned.

The agent submitted an amended elevation plan which shows alterations to the fenestration details on the frontage to include a main access door which addresses the street (Lund Avenue), a lean-to canopy over part of the ground floor of the frontage and minor changes to the alignment of the windows so that they are horizontally aligned. The amended design is therefore considered to be an improvement over the original design and meets the above criteria set out in the Council's SPD and the SYRDG.

The other concerns with the original design/layout were the lack of soft landscaping and boundary wall/features to the front of the proposed dwelling, which would have not been in keeping with the surrounding area and would have led to a car dominant frontage. The amended plans show the frontage to be a split between a grassed area, and the parking area with a dwarf wall on the front boundary line. These features are similar in appearance to the surrounding street scene and are considered appropriate in terms of design subject to further details being submitted and agreed by the LPA.

The general design of the dwelling is a 1.5 storey bungalow with rooms in the roof space. The surrounding area is primarily residential with a wide variety of dwelling types, sizes, external materials and appearances which includes bungalows, dormer bungalows and two storey dwellings. A dwelling nearby (Fern View) to the East is similar in appearance to the amended design, and there are other bungalows nearby which add the variety of the street scene.

The external materials are proposed to be a mixture of stone, render, slate tiles and grey windows and doors which are considered to be acceptable, similar to the existing materials palette nearby. A condition will be attached which requires the developer to submit details of such materials prior to commencement.

The amended proposal is considered to be in keeping with the surrounding area, in compliance with Local Plan Policy D1, The Council's SPD for Design of Housing Development and the SRYDG and is acceptable in terms of visual amenity.

Highways Safety

The proposed development is for a two-bed dwelling and the site layout plan shows space on the site for the parking of 2 vehicles which is in line with the Council's SPD for Parking which requires 1 space for a two-bed property. Highways DC have been consulted on the proposal and have not objected subject to conditions and an informative note.

Drainage

Colleagues in Drainage have been consulted who have raised no objection to the proposed drainage details for the development and the proposed development is therefore considered to be acceptable from a drainage perspective.

Conclusion

The applicant is seeking approval for the erection of a detached 1.5 storey dwelling on an infill plot on Lund Lane in Lundwood. The application site formed part of a larger site which has planning history with permission granted (ref. B/04/2355/BA) for 4 dwellings; one of which (Woodlands) has been completed and two are currently being constructed, nearing completion. The proposed dwelling is nestled between the completed property (to the North) and the ongoing constructions to the South. The design of the dwelling has been amended to show improvements to remove a dormer window, increase the fenestration details on the frontage (facing East) including a main access door facing the road, and alterations to the site layout to include soft landscaping and a dwarf boundary wall in the frontage. The surrounding area is comprised of a mixture of different types, sizes and appearances of residential properties, and the amended design is considered to successfully integrate with the surrounding area. Likewise, the chosen external materials are considered to relate well to the established palette of materials in the local area. Further details will be required in relation to the external details, soft landscaping details and boundary treatment details, which will be covered under a planning condition requiring details to be submitted and agreed by the LPA.

The proposed plot is fairly close to neighbouring properties and features a habitable window on the first floor of the rear elevation. This is 7.5m from the rear boundary which is less than the required 10m in the SPD for Design of Housing Development, however to the immediate rear is an access road for a neighbouring property which increases the separation distance to 11m. The property contains a rooflight and a window on the North-facing roof slope/elevation which are to serve non-habitable room windows and will be obscure glazed. There is also a rooflight in the Southern roof slope and a ground floor kitchen window on the Southern side elevation facing onto the two new dwellings to the South. The rooflight serves a non-habitable room (landing) and the kitchen window, whilst habitable, is ground floor and any potential loss of privacy will be easily mitigated by adequate boundary treatment.

There is sufficient internal floor space, external amenity space and parking spaces in line with Local and National Planning Policies for a dwelling of this size included within the plot. A condition will be attached to ensure that the parking space will be hard surfaced.

The proposed development is considered to be in compliance with Local and National Planning Policies and is recommended for approval.

Recommendation

Approve with Conditions