

**PLANNING STATEMENT
FOR TWO
PROPOSED DETACHED DWELLING HOUSES
WITH ANCILIARY
DETACHED DOUBLE GARAGES**

ON LAND
ADJACENT TO THE MANOR HOUSE
&
TO THE NORTH OF MIDDLECLIFFE LANE
LITTLE HOUGHTON

APPLICANTS
Mr T & K KEATING

Proposed detached dwelling houses, with ancilliary garages adjacent to the manor house and to the north of Middlecliffe Lane, Little Houghton, South Yorkshire.

Planning Statement

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1.0 INTRODUCTION

- 1.1 This planning statement is written in support of a new development of two three bedroom detached dwelling houses, with ancillary detached garages. On land adjacent to the Manor House, & north of Middlecliffe Lane, Little Houghton, Barnsley, South Yorkshire.
- 1.2 The statement is submitted on behalf of the owners and developers of the land in respect of full planning approval.
- 1.3 The site in brief forms a parcel of land with an existing dedicated access.
- 1.4 The site displays separation from the existing surrounding dwellings which are the manor house to the east, terrace cottages to the south and a pair of semi detached dwellings to the west. The site is well defined to all boundaries.
- 1.5 The approach to the parcel of land, is via an existing well maintained surfaced road, which leads from the golf course car park and runs parallel with the stone wall along the west boundary of the application site. Set within this boundary wall to the south west and north corners steel gates gives access into the site as shown in photograph 1 below.
- 1.6 The site currently has a single storey timber clad 5 bay open structure set within the north east corner of the plot.

Photograph 1 highlights entry to the site via the existing access road, the site area and existing open structure.



1.7 Enlarged view of site showing orientation of Photographs taken within the site.



Photograph A, showing entry to the site along private road from the golf course car park.



Photograph B, taken from within the site showing existing dwellings.



Photograph C, showing last detached dwelling along Buttercross Drive, with no access to private Road or site area



Photograph D, shows view from within the site highlighting gable existing stone boundary wall and gable of Apple tree cottage.



Photograph E, showing view from within the site towards the Manor House.



Photograph F, showing view from within the site to north boundary facing golf course car park and showing the timber clad structure.



2.0 **SETTING**

- 2.1 The site is located within a housing fabric area as extracted from the adopted Local development Framework plan 2019
- 2.2 This planning statement demonstrates conformity with the NPPF, local planning policies, and section 38 pt 6 of the planning & compulsory purchase act 2004, the Equalities Act and in accordance with the South Yorkshire Residential Design Guide, and buildings for life criteria.

3.0 **PLANNING HISTORY**

- 3.1 There has been 1No planning application for the site registered with the local authority planning Authority.

Approved Planning Application 2012/0096 (Erection of a 5Bay structure)
- 3.2 This statement describes the site and provides justification for the proposed development.
- 3.3 The content and information published in this planning statement combined with the architectural drawings as listed:
Fig 1 & 2 Elevations and floor layouts of proposed detached Dwelling house (Architectural drawing No 21/02)
Fig 3 Floor layout of proposed detached garage (Architectural drawing No 21/03)

4.0 **SITE LOCATION**

- 4.1 The site is located within a housing policy area to the north of Middlecliffe Lane and to the south of Sandhill Golf course as identified in ariel photograph 1.
- 4.2 The site is used on an ad-hoc basis and set within the site an open fronted storage building is positioned to the north east corner. This structure has been used to facilitate machinery and equipment for use on the golf course but now is surplus to requirements.
- 4.3 The total site area is approximately 1442 sq metres, which will be divided into two plots. With an area for plot 1 of 797square metres while plot 2 equates to 645 square metres.

5.0 **PROPOSED DEVELOPMENT (DESCRIPTIVE)**

- 5.1 The proposal consists of a full planning application, to erect two 3 bed detached dwelling houses within the pre-defined boundaries of the existing site, combined with supplementary garaging & parking facilities for a minimum of two vehicles to each property.

- 5.2 The proposed dwellings, each identical in design will have an external foot print of 97.65sq metres. The access road which leads off the golf course car park is well maintained and needs no re-development providing adequate access to each proposed new dwelling house. The individual plots have been designed to accommodate a detached double garage close to the dwelling with level gradients for ease of pedestrian and vehicular movement. Vehicles will be able to manoeuvre within each individual site to facilitate emerging in a forward direction, onto the private access road to meet the requirements of the South Yorkshire Design Guide, local authority Highways criteria and local plan policies CSP 25 New development & sustainable travel. The proposed scheme demonstrates that the development will not result in any material increase in traffic generation or on street parking pressure along the private access road as adequate parking is afforded within the both sites.
- 5.3 The positioning of the dwelling houses provides adequate individual private amenity space to be achieved. The orientation has also been carefully considered to achieve the local authorities and South Yorkshire design standard requirements for privacy distances from existing dwellings. (See drawing P/BR/21/01 for site layout referencing distances to existing dwellings)

(APPEARANCE)

- 5.4 Each dwellings is designed and demonstrates a traditional “L” shaped building, which has no impact on the existing dwellings situated to the south, east and west of the site. The materials used for its construction will be natural sandstone to match all surrounding structures, which demonstrates uniformity to the immediate environs satisfying the local authorities’ supplementary planning guidance documents. (see fig 1, 2 proposed detached dwelling & figs 3, proposed garage)
- 5.5 The external design incorporates a sandstone superstructure with deliberate exclusions of external chimneys, flat roofs and materials such as timber and render, complementary to the existing adjacent dwellings which encompass the site.
- 5.6 The proposed dwelling have been designed to meet the exacting lifetime homes criteria and standards which are set out below.
1. Ample parking space for access to and from the vehicle.
 2. Motor vehicle parking near to the dwelling.
 3. A level and even grade from the garage and parking space to the dwelling.
 4. A level threshold to the entrance.
 5. External and internal door sets capable of accommodating wheelchair users.
 6. Wheelchair accessibility throughout the dwelling.
 7. An entry level living room.
 8. Entry level rooms which can be converted into bedrooms.
 9. Entry level WC.
 10. Bathroom and other walls capable of supporting grab rails.

11. Entry level bedrooms adjacent to bathroom to accommodate a tracking hoist if required.
12. Generous size bathroom.
13. Accessible window controls combined with low level cills.
14. Electrical socket outlets, switches and controls located at accessible heights.

(SCALE)

Are the following justified?

The size of the buildings in relation to the surroundings –

The proposal is for two identical detached dwellings of double storey height under a common roof, displaying a foot print in proportion and complementary to the surrounding dwellings. Each dwelling provides a minimum rear garden area which exceeds statutory recommendations. IE (plot 1). approximately 347square metres) (plot 2), approximately 292 square metres).

Fig 1, Elevations of proposed detached dwelling houses to plots 1 & 2. Drg No P/21/01

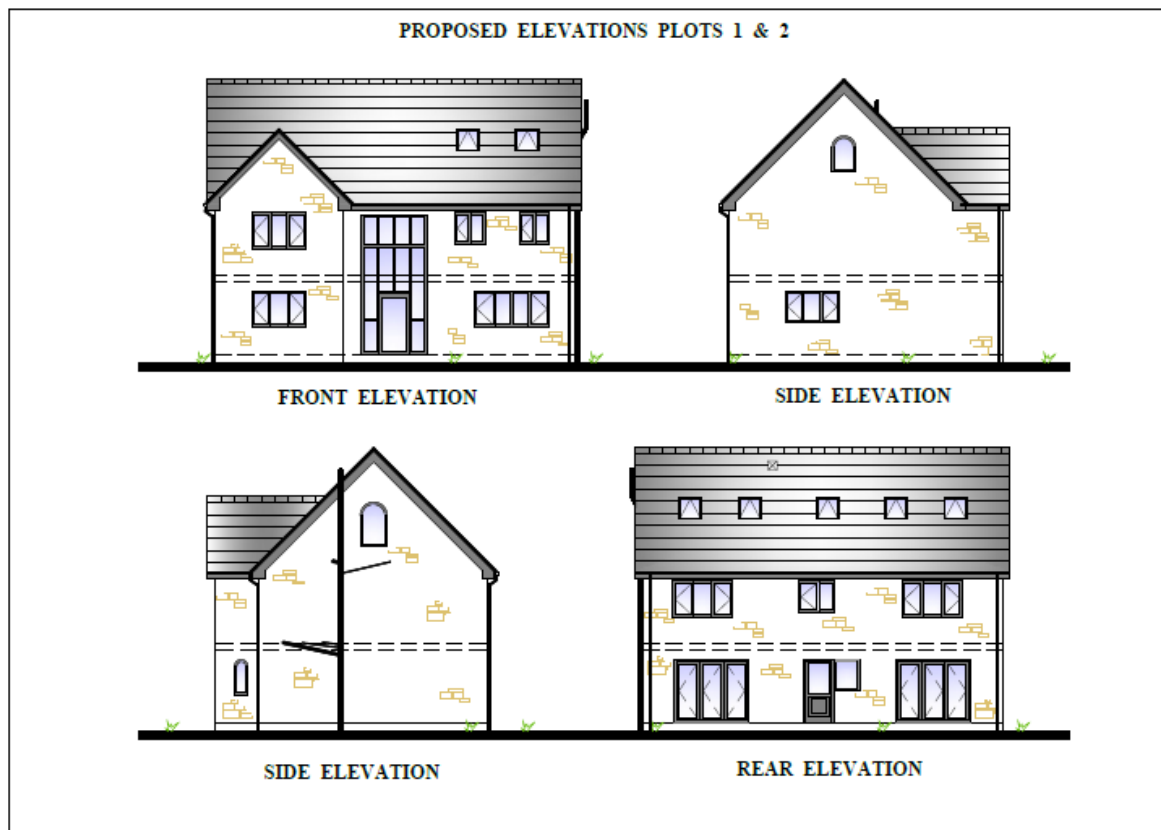


Fig 2, Floor layout of proposed Dwelling houses P/21/02

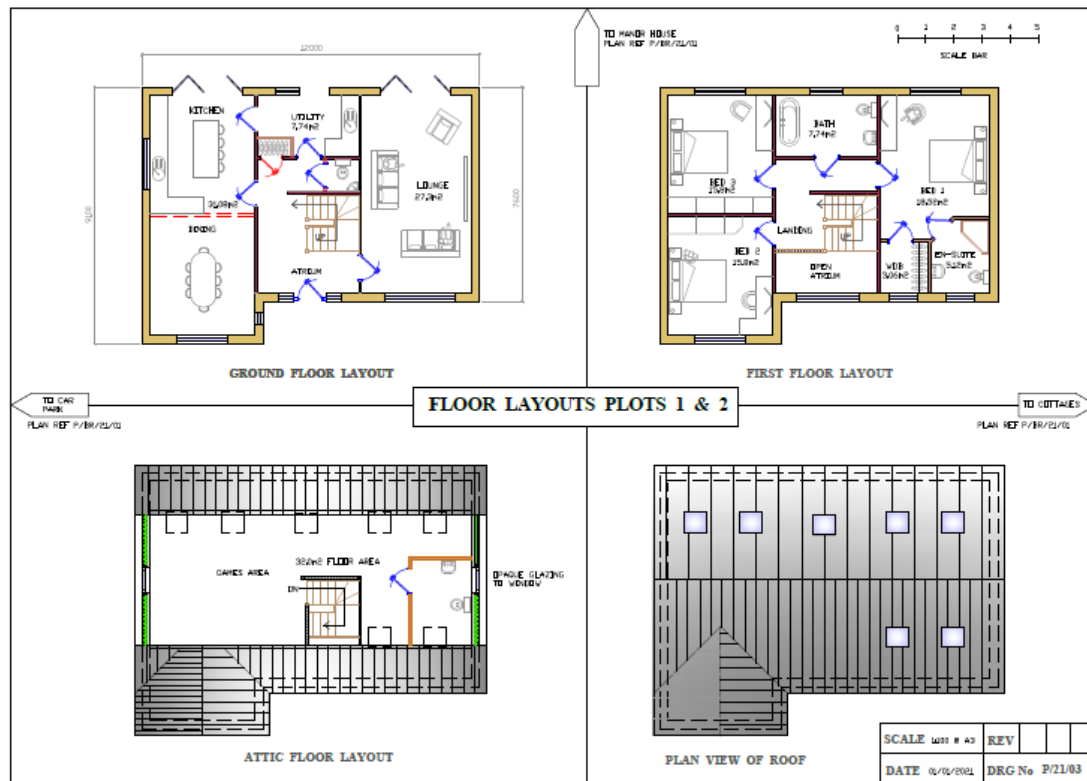
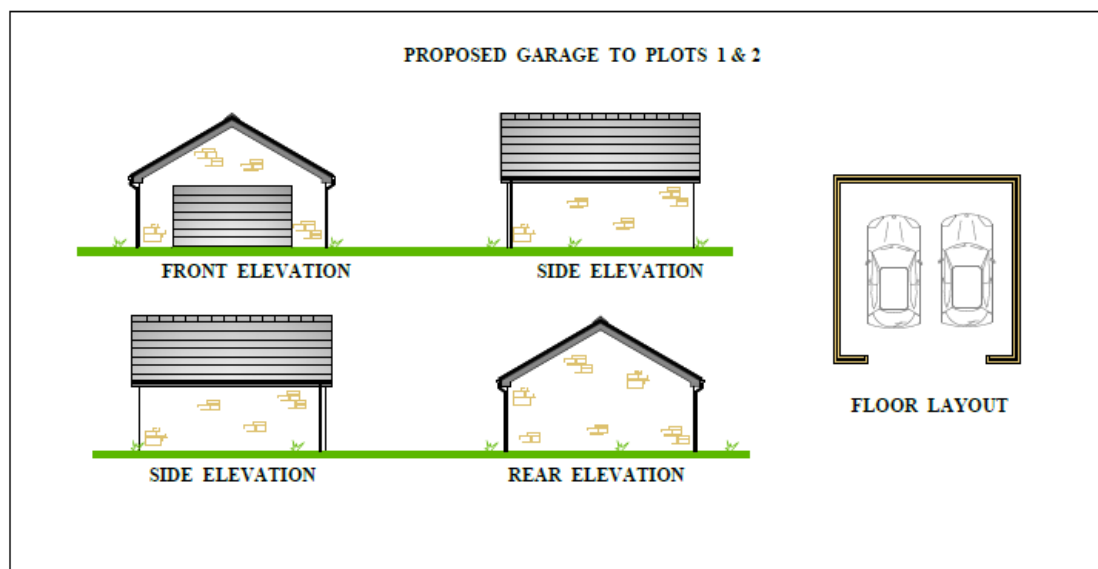


Fig 3, Elevations of proposed detached garage drg No P/21/03



6.0 EQUAL AND CONVENIENT ACCESS FOR ALL USERS

This is a level site. Therefore, it is possible to provide a safe and level means of access into the site for both vehicular and pedestrian traffic. The dwellings will be erected to grades that avoid the need for steps in accordance with the disability equality act 2010 and buildings for life criteria and to part M of the building regulations.

7.0 **PLANNING POLICIES**

7.1 The following policies have been taken into account in the submission of this statement and accompanying plans.

7.2 **National Planning Policy Framework 2019**

7.3 National planning policy is provided by the National planning policy framework (NPPF). This document sets out government planning policies for England and how these are expected to be applied.

7.4 The NPPF reaffirms section 38 (6) of the planning and compulsory purchase act 2004 by stating that ‘applicants for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise’. In terms of the role of the NPPF within the wider planning system, ‘it must be taken into account in preparing the development plan, and is a material consideration in planning decisions’.

7.5 The National Planning Policy Framework (NPPF3) was published in February 2019 to underpin the governments approach to planning. Section 2 in paragraph 7 set out that:

“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”.

7.6 In terms of the implementation of the NPPF, the advice of the material weight to be attached to its policies is clearly set out in annex 1, ‘implementation’. Paragraph 213 states that ‘existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the framework. (The closer the policies in the plan to the policies in the framework, the greater weight they may be given).

7.7 As outlined above at the heart of the NPPF is a presumption in favour of development which has three over reaching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). Paragraph 8 of the NPPF set out the different objectives;

“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 provision of infrastructure;

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 a

well designed and safe environment, with accessible services and open spaces that reflect the current and future needs and support communities' health, and social and cultural wellbeing and;

An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve bio diversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.

- 7.8 Paragraph 9 sets out that these objectives should be delivered through the **“preparation and the application of policies in this framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, need and opportunities of each area”.**
- 7.9 Section 38 (6) of the planning and compulsory purchase act 2004 requires that applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.10 The NPPF reaffirms section 38 (6) of the Planning and Compulsory Purchase act 2004 by stating in paragraph 11c that for decision-taking this means;
- “Approving development proposals accord with an up to date development plan without delay”, and
- 7.11 In the paragraph 11(d) it is set out:
- “Where there are no relevant development plan policies or the policies which are most important for determining the applications are out of date; granting permission unless:**
- i The application of policies in this framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or**
- ii Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework as taken as a whole”.**
- 7.12 Section 6 of the framework relates to building a strong competitive economy paragraph 80 states that **“Planning policies and decisions should help to create the condition in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses, and address the challenges of the future”.**

- 7.13 Paragraph 117 encourages the effective use of land in a way that makes as much use as possible of previously developed or “brownfield land”.
- 7.14 Section 12: achieving well-designed places’ states the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.
- 7.15 Paragraph 124 of the NPPF sets out that **“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”**.
- 7.16 Paragraph 127 states planning policies and decisions ensure that developments will function well, add to the overall quality of the area, visually attractive, sympathetic to the local character and history, establish a strong sense of space and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development

8.0 **DEVELOPMENT PLAN**

- 8.1 The Barnsley Local Plan was adopted on 3rd January 2019 following public consultation and examination by an independent planning inspector. The local plan replaced the previous Core strategy and the saved policies in the Unitary Development Plan as the statutory Development for the Borough covering the period 2014 up to 2033.

BARNSELEY LOCAL PLAN

- 8.2 The plan sets out the vision and objectives for delivering development over the plan period and seeks to deliver a minimum of 21,546 homes. Paragraph 53 sets out the spatial strategy and sets to deliver the majority of development within Urban Barnsley and the principle towns. The settlement hierarchy and plan maps classify the site as Urban Fabric.
- 8.3 In terms of the local plan the following policies have been considered relevant in terms of the site and proposal put forward.
- 8.4 **Policy SD1** sets out the presumption in favour of sustainable development. The policy stipulates that the council will seek to work proactively and positively to resolve matters where practically and seek to secure development that improves economic, social and environmental conditions.
- 8.5 Justification: The proposal is considered sustainable for the following reasons.

Social: the proposal will provide a sustainable home in a popular residential area, and would not result in any adverse social impacts. There would be no detrimental impact on neighbouring dwellings light or privacy, nor would the proposal give rise to any noise disturbance.

Economic: The proposal would allow for the efficient use of the site and would provide growth and investment in the local area.

Environmental: The proposal would remove in-situ stored and extraneous materials from the site.

- 8.6 Policy GD1 is of good general design (GD) principles policy.
- 8.7 Policy T3 Relates to new development and sustainable travel and seeks to promote the use of sustainable transport.

Public transport

Bus Stops Main bus route operator stagecoach stops ID 37050373 buses 203, 449. @ 60 metres North West of the site Stop ID 37055558 @ 64 metres from site.

- 8.8 Policy T4 seeks to ensure new development has a safe and suitable access for all.
- 8.9 Policy D1 seeks to promote high quality design and place making.
- 8.10 Policy CC2 relates to sustainable design and construction. It sets out that development will be expected to minimize resource and energy consumption through the inclusion of sustainable design and construction.
- 8.11 Policy CC4 relates to SUDs.
- 8.12 **Supplementary Planning Documents (SPD'S)**
- 8.13 The following SPD's are relevant to this application.

New housing Development (Sets out general spacing standards for new residential developments.)

Para 3 pt 6 Distances between new buildings and existing dwellings may be relaxed depending on a number of factors including site level relationships.

9.0 **ENVIRONMENTAL (flood risk)**

- 9.1 The environment agency flood map data highlights that the proposed dwellings will be located in an area of low risk of flooding, (flood zone 1) therefore the site area does not require a site specific flood risk assessment.

9.2 FLOOD MAP (environment agency)



10.0 CONCLUDING STATEMENT

This planning statement is written in support of a full planning application and demonstrates the requirement of section 38 pt 6 of the planning act.

The proposal illustrates the best use of the site by removing all inappropriate materials, providing a more welcomed appearance when viewed from the golf course and neighbouring dwellings.

The proposal contributes positively to the housing supply in the borough, with the development of a scale suitable for its location. It is also representative to the much needed housing needs and accommodation.

The proposal by design and materials to be used would maintain the semi rural character of the area and therefore is appropriate to conclude that the proposal would make a positive contribution to the area without causing harm to the rural character and settings.

In conclusion, the proposed development represents a suitable development addressing relevant considerations and satisfies the requirements of national, regional and local planning policies therefore the local authority should be supportive of the scheme.