

2021/0651

Mr R Allen

Erection of two dwellings

Land off Edgelands Rise. Cudworth, Barnsley, S72 8EF

Background

99/0937 – Fell Horse Chestnut Tree within TPO – Approved subject to the following conditions

1. All trees felled shall be cut back to ground level and the remaining stumps shall be treated with a fungicidal paint.
To ensure the work accords with good arboricultural practice.
2. Within two months following the felling, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority, the replanting which takes place (on each of the remaining plots of planning approval CU 0826) to be completed within the first planting season following the plot's completion.
In the interests of the visual amenities of the locality.
3. The tree surgery shall be carried out by a competent arboriculturalist to the standards set out in BS3998.
To ensure the work accords with good arboricultural practice.

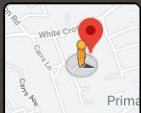
Description

The application site is an area of land situated to the south of Edgelands Rise, a small cul-de-sac of detached dwellings off Low Cudworth Green. The site is currently vacant and aerial photography shows that the site has been vacant since at least 2002.

To the north east of the site is a grassed paddock area and to the south is the garden areas of the properties to the rear known as 14, 16 and 18 Low Cudworth Green. The proposed dwellings would face onto what appears to be the front garden of number 18.

The site is set within a predominately residential area. The area consists of a variety of residential properties, with semi-detached and a detached properties of different styles and designs. The surrounding properties are constructed of a variety of materials including stone and various shades of brick.





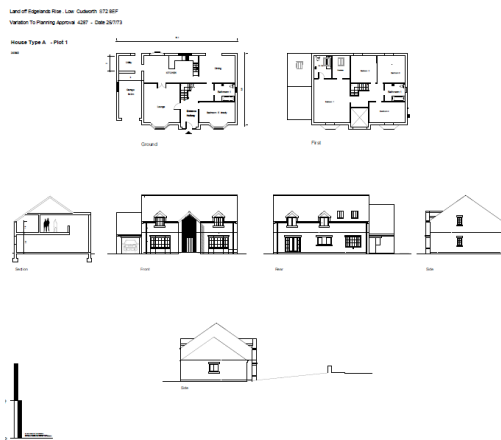


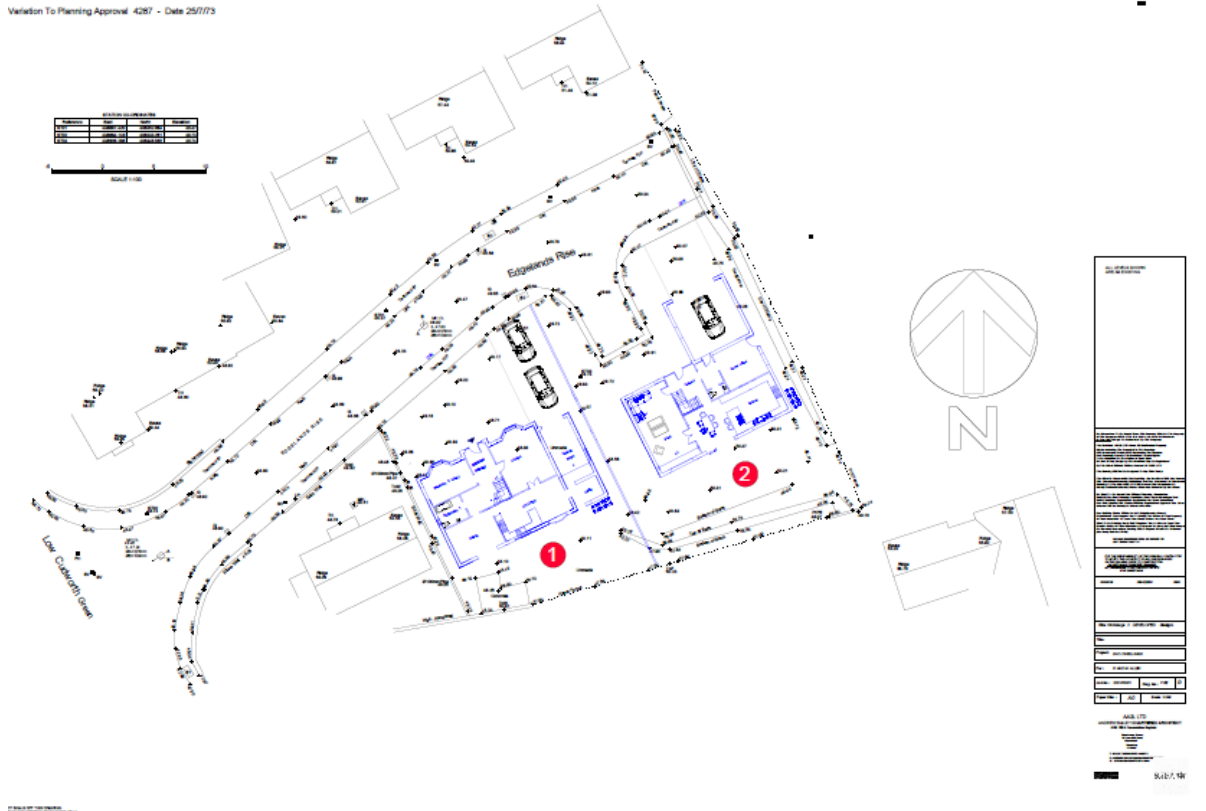
Aerial Photo 2002

Proposed Development

The application is a full application for the erection of 2 detached dwellings. Plot 1 is a 4 bed detached dwelling with a side attached garage and Plot 2 is a 4 bed detached dwelling with an integral double garage. The dwellings are set parallel to the existing dwelling number 1 Edgelands Close and the turning area of the cul-de-sac is maintained within the design.

The properties are of different designs with plot 1 having rooms partially within the roofspace and plot 2 being traditional two storey with a front projecting gable element. No Landscaping details have been provided with the application. The application form indicates that the dwellings would be constructed of brick and tile, however no further details are provided.





Policy Context

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.

Local Plan

The site is set within an area of Urban Fabric as allocated within the Adopted Local Plan.

The following policies are of relevance:-

- GD1 General Development
- H1 The Number of New Homes to be Built
- H4 Residential Development on Small Non-allocated Sites
- LG2 The Location of Growth
- T3 New Development and Sustainable Travel
- T4 New development and Transport Safety
- SD1 Presumption in Favour of Sustainable Development
- CC1 Climate Change
- CC4 Sustainable Drainage Systems (SuDS)
- RE1 Low Carbon and Renewable Energy
- D1 High Quality Design and Place Making
- Poll1 Pollution Control and Protection
- BIO1 Biodiversity and Geodiversity

SPDs

The proposals have been considered in relation to the following SPD's:-

- Design of housing development
- Parking
- Trees and Hedgerows

Other Guidance

South Yorkshire Residential Design Guidance

NPPF

The National Planning Policy Framework sets out the Governments 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

Ward Councillors – No comments received

Drainage – No objections subject to condition

Highways – No objections subject to conditions

SYMAS – The proposed dwellings are not located in a coal mining referral area – informative required

Tree Officer – No objection subject to condition

Air Quality – recommended the provision of 1 EVCPs as a condition

Representations

No comments received

Assessment

Principle of Development

The site is located within an area of Urban Fabric where Local Plan Policies GD1 'General Development' and H4 'Residential Development on Small Non-allocated Sites' apply. These require that development should be compatible with its surroundings, in this case the street is purely residential and as such the use of this site for residential uses would be in keeping with the locality.

Residential Amenity

The Supplementary Planning Document 'Design of Housing Development' provides guidance in terms of separation distances and other amenity requirements, in order to ensure that any new development does not cause significant impact by way of overlooking, overbearing and overshadowing of existing dwellings and their private gardens.

The vacant site is set within a predominately residential area therefore there are other dwellings which surround the site. The properties have been designed so that they meet the separation distances set within the SPD in terms of distances from habitable room windows. Plot 1 is set within 6m of the rear boundary with the garden at the rear, however this area appears to be the front garden to number 18, therefore there should not be a significant loss of privacy to this dwelling. The properties are set parallel to number 1 and would not cause any significant overshadowing of this dwelling. The properties across the cul-de-sac are a sufficient distance of approximately 26m so should not be significantly impacted by way of overshadowing, overbearing or overlooking impact. The proposed windows to the side elevations are to mainly bathrooms with a ground floor study overlooking the paddock area adjacent for plot number 2. The proposal should not cause any significant impact upon residential amenity in terms of overlooking or overbearing/overshadowing impact in accordance with the SPD.

The properties themselves have been designed with adequate gardens which exceed the requirements of the Supplementary Planning Document Design of Housing Development, and the room sizes meet the requirements of the South Yorkshire Residential Design Guide.

Overall the proposal is considered to be acceptable when measured against the guidelines set within the SPD Design of Housing Development in terms of residential amenity and the proposal complies with Local Plan Policy GD1 of the Local Plan.

Visual Amenity

The immediate area consists of a variety of residential properties, with semi-detached and detached properties. The site has been vacant for some time and its development would improve the visual amenity of the area. The application form indicates that the dwellings would be constructed of brick and tile, however no further details are provided, therefore a condition will be required. The surrounding properties are constructed of a variety of materials including stone and various shades of brick.

In terms of design, the properties are two different house types and are considered to be acceptable given the variety of styles and design of dwellings within the area. The adjacent dwellings are mainly large detached properties. The submitted layout plan shows that the two large detached dwellings are sited comfortably on the site and allow for the building line, the access to the adjacent paddock and the turning area within the cul-de-sac to be maintained. The proposal meets all the amenity requirements set within the SPD. There are no objections to scale of the properties and layout put forward given the overall size of the site and the pattern of development adjacent to the site.

The proposal put forward is considered to be acceptable in terms of visual amenity in accordance with the Supplementary Planning Document Design of Housing Development and Local Plan Policy D1.

Highway Safety

The highways section have no objections to the proposal subject to conditions. The properties are set on an existing cul-de-sac and have 2 parking spaces per unit in accordance with the Parking SPD and the internal layout allows for adequate turning facilities within the site. There

are no objections to the proposal from a highway safety perspective in accordance with Policy T4 of the Local Plan.

Impact on Trees

There was a TPO Horse Chestnut tree on the site which should have been replaced as part of a landscaping scheme for TPO application 99/0937 – Fell Horse Chestnut Tree, however there are currently no trees on the site. No Landscaping details have been provided with the application.

The Tree Officer has been consulted and considers that a landscaping scheme will need to provide some replacement planting for the tree which has been removed. Given that the site is clear there is no objection to the proposed development, subject to a landscaping condition to ensure new tree planting is incorporated into the scheme.

Recommendation

Approve subject to conditions