2022/1034

RBDS

Variation of condition 2 of application 2020/1453 (Reserved matters application for 3 dwellings (in connection with outline permission 2017/1387)) to allow for addition of detached garages to plots 2 and 3

28 Paddock Road, Staincross, Barnsley

Background

2021/1420 - Variation of condition 2 of application 2020/1453 (Reserved matters application for 3 dwellings (in connection with outline permission 2017/1387 to allow changes to site layout including alteration to road and addition of detached garage – Approved with conditions

2021/0596 - Discharge of conditions 6 (ground contamination report), 7 (Drainage details) and 8 (Drainage outfall) of application 2017/1387 (Outline for up to 6 dwellings) – Approved

2020/1453 - Demolition of existing dwelling and erection of 3 x detached dwellings (Reserved Matters) – Approved with conditions

2017/1387: Demolition of existing dwelling and outbuildings and erection of up to 6 dwellings (Outline) - Approved with Conditions

Site description

The site is a 0.27ha area of land which is currently being developed for 3 detached dwellings. The land has been cleared and the site previously had a brick built dwelling, number 28 which has now been demolished and has been replaced with a new stone built dwelling, plot 1. Plots 2 and 3 are currently under construction and the garage to plot 2 has already been completed.

There is an existing access into the site from the side of the dwelling which was previously the access/driveway for the dwelling and provided access into the site to the rear of the dwelling. The site itself is allocated as Urban Fabric but it backs onto a Housing site to the South and West (Allocation HS8).


Elliston Ave
Hornes Ln
Paddock Rd
Paddock Rd









Proposed Development

The applicant seeks approval for a variation of condition 2 of application 2020/1453 (Reserved matters application for 3 dwellings (in connection with outline permission 2017/1387)) to allow for addition of detached garages to plots 2 and 3.

The proposed garages measure 4.5m by 6m, and 4m in height to the pitch of the roof and 2.3m to the eaves. The garages would be constructed from matching stone and roof tiles to match plots 2 and 3. The proposed garages are sited to the rear of the plots adjacent to the southern boundaries.

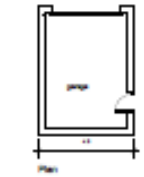
The application is part retrospective as the garage to plot 2 has already been constructed as can be seen on the photograph above.

Paddock Road Residential -phase 1

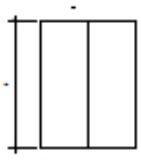
Project/application Description:

Variation Of Condition 2 Of Application 2020/1493
(reserved Matters Application For 3 Dwellings
In Connection With Outline Permission 2017/1347
To Allow Addition Of Detached Garages To Plots 2 And 3

Garage



Plan



Roof



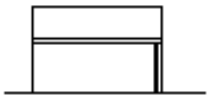
Rear Elevation



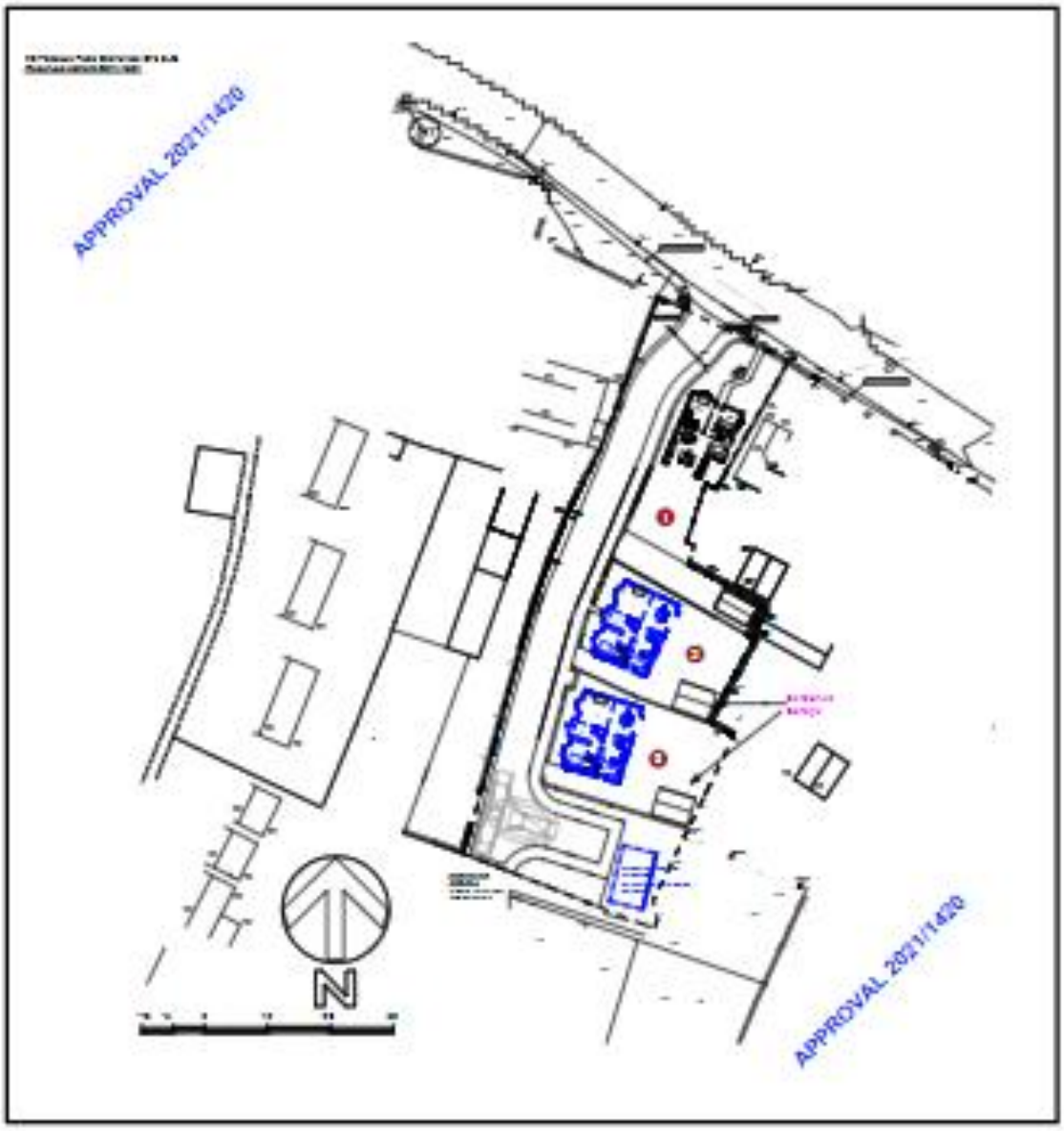
Front Elevation



Side Elevation



Side Elevation



Policy Context

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. 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.

The site is allocated as Urban Fabric within the Barnsley Local Plan Proposals Map. In reference to this application, the following policies are relevant:

GD1: General development – Proposals for general development will be approved providing there is no significant adverse effect on residential amenity, highway safety, the current or

future use of nearby land and it upholds good quality design in accordance with local plan policy D1.

SD1: Presumption in favour of sustainable development – The Council will take a positive approach to proposals that reflect the presumption in favour of sustainable development contained in the NPPF.

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 approximate mix of homes to meet local needs.

D1: High quality design and place making – This policy sets the overarching design principles for the borough. Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of the local area.

T3: New development and sustainable travel – New development is expected to be located and designed to reduce the need for travel, be accessible to public transport and encourage smarter ways to travel rather than unsustainable use of the private car.

T4: New development and highway improvement - 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.

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

- Urban Barnsley
- Principle Towns of Cudworth, Wombwell, Hoyland, Goldthorpe, Penistone and Royston; and
- Villages

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

Poll1: Pollution Control and Protection - 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.
We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

<u>SPDs:</u>

- Designing new housing development
- Parking

Other:

South Yorkshire Residential Design Guide

NPPF:

The NPPF 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

Pollution Control – No objections

Highways – No objections

Ward Councillors – No comments received

Contaminated Land Officer – No comments received

Drainage – No objection but recommended that the original conditions are added to any forthcoming approval.

Yorkshire Water – No comments received

Representations

Neighbour notification letters were sent to surrounding residents and a site notice placed nearby – 2 comments have been received in response to the consultation which state:-

- 'I have been asked for my comment on the development changes - I believe the designs look very good and match the house build design'

- 'This is not an objection but just a point I want to raise. The original planning permission said no garages to be built, but then later down the line the developer can build them. Doesn't this make a mockery out of the planning team. No dimensions for the garage on the application'

Assessment

Principle of development

The site is allocated as urban fabric, i.e. land within the settlement with no specific allocation, in the Local Plan. Local plan Policy GD1: General development is the starting point for making decisions on all proposals including those shown as Urban Fabric. The proposed development is a variation to the approved layout of reserved matters application 2020/1453 for outline approval 2017/1387. As such, the principle of development has already been granted and the proposal is acceptable subject to Local and National Planning Policies being complied with.

Residential Amenity

The changes to the site layout include the addition of detached garages to plots 2 and 3. The garages would measure approx. 4.5m by 6m and 4m in height to the ridge and 2.3m in height to the eaves, which is acceptable. The proposed detached garages would not overshadow or have any significant overbearing impact to the adjacent residential properties, given they are of a small scale. Plots 2 and 3 also retain sufficient garden area. The proposed development is therefore in compliance with Local Plan Policy GD1: General development and SPD: Design of Housing Development and is acceptable in terms of residential amenity.

Design & Visual Amenity

The external appearance of the dwellings will remain as previously approved and the addition of two detached garages will not have any significant impact upon visual amenity. The garages would be constructed from matching stone and roof tiles to match plots 2 and 3. The proposed development is therefore in compliance with Local Plan Policy D1: High Quality Design and Place Making and SPD: Design of Housing Development and is considered acceptable in terms of design and visual amenity.

Highway Safety

The plans show that the proposed garages have internal dimensions of 4.0m x 5.5m which does not comply with South Yorkshire Residential Design Guide which requires that garages have dimensions of 6.5m x 3.0m to be considered as a parking space, however, the garages are located at the rear of the plots retaining 2 parking spaces on the driveways which complies with the parking standards set within the SPD. The Highways Officer has confirmed that there are no objections to the scheme.

The changes still allow access to the remainder of the housing site allocation HS8. There are no objections to the changes from a highway's perspective in accordance with Policy T4 of the Local Plan.

Drainage

Yorkshire Water and the Drainage Officer have been consulted and raise no objections to the proposal.

Recommendation

Approve with conditions