

Supporting Statement

Proposed construction of a single storey care facility containing 6 single bedroom units with communal lounge and offices and construction of a detached 2-bedroom respite bungalow and associated works on land at the junction of

Cross Street Underwood Avenue and Overdale Avenue,

Worsborough Dale

Barnsley

Introduction

It is proposed to construct a building on the site for use as a residential care home for young adults with learning disabilities, autism and mental health issues. The building will accommodate 6 single bedroom self-contained units with a communal lounge area, and offices for use by staff. It is also proposed to construct a small 2-bedroom bungalow for use as respite care. There will be two accesses to the site off Underwood Avenue and Overdale Avenue serving two parking areas at either end of the main building.

The Application Site

The application site is located on the junction of Cross Street, Underwood Avenue and Overdale Avenue. It is within the urban area of Worsborough and not allocated for any specific purpose. The area around the site is predominantly residential in character with mainly two-storey houses but some bungalows to the west along Clifedale Crescent.

The site itself is a vacant site that contains a number of trees mainly along the site boundaries.

Planning Policy

The Local plan for the area is the Barnsley Local Plan adopted 2019. The most relevant policies of the local plan relating to the proposed development are as follows.

Policy SD1 sets out a presumption in favour of sustainable development.

Policy GD1 sets out the criteria for development to be acceptable which include that there should be no significant adverse effect on the living conditions and residential amenity of existing and future residents and that the proposals should be compatible with neighbouring land.

Policy LG2 gives a priority to development in urban Barnsley and the principal towns.

Policy H4 states that proposals for residential development on sites below 0.4ha will be allowed where the proposal complies with other relevant policies in the Plan.

Policy H6 requires that housing proposals should include a broad mix of house size, type and tenure. The supporting text to this policy suggests that supported housing is required for vulnerable households for example those with physical or mental disabilities and young people with support needs.

Policy D1 requires that development should respect and reinforce the distinctive local character and features of Barnsley.

Policy BIO1 seeks to preserve and enhance the biodiversity of the borough.

National Planning Policy

The National Planning Policy Framework sets out the government's national policies relating to specific topics and may be a material consideration in considering specific proposals.

The Framework sets out a presumption in favour of sustainable development.

Paragraph 61 sets out that the needs of groups with specific housing requirements should be addressed. Paragraph 63 sets out that the size, type and tenure needed for different groups in the community should be reflected in planning policies and that these groups should include "looked after children" and care homes.

Paragraph 73 states that small and medium sized sites can make an important contribution to the housing requirement of an area, and that local authorities should support the development of windfall sites.

Paragraph 124 requires that planning decisions should promote an effective use of land in meeting the need for homes while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 136 stresses the important contribution that trees can make to the character and quality of urban environments, and requires that existing trees are retained wherever possible.

Assessment

Use

The site is within an established residential area within the urban area of Worsborough. The site has previously been considered to be suitable for residential use with planning permissions granted in 1990, 1991, 2002 and 2005 but never implemented. The proposed use falls within Use Class C2 (use for the provision of residential accommodation and care, to people in need of care). It is essentially a small-scale residential use for people with specialist needs supported by Local Plan policy, and is an appropriate use in a residential area.

Layout

The main building is to be located in a central position on the site. The interior layout of the building involves the individual single bedroom units being served off a central corridor, with the communal lounge, offices and staff facilities provided at the southern end of the building facing Overdale Avenue. Each unit will have an access onto the central corridor and to the outside. There will be accesses to the exterior from the end of the central corridor, into the communal lounge and into a lobby at the southern end of the building.

The respite home will be a detached building sited at the northern end of the site and its main elevation facing Cross Street. It will provide a single bedroom for use by residents and a staff bedroom.

With regard to the exterior of the site, as noted above the main building will be sited in a central position with the respite home located in the north eastern corner. Each unit will have a small garden area and there will also be a communal garden area accessed from the communal lounge. There will be two parking areas on the northern and southern sides of the main building served by new accesses off Underwood Avenue and Overdale Avenue. A bin storage area will be provided adjacent to the southern car park. Landscaping will be provided along the Cross Street frontage of the site and on the corners to Underwood Avenue and Overdale Avenue.

Scale

The main building will have a footprint of approximately 33m by 18.6m at its widest point. The respite bungalow will be 10.7m by 6.6m. The buildings will both be a single storey in height with a low-pitched roof.

The majority of housing around the site is two storey semi-detached housing, with a smaller footprint but a greater height than the current proposal. There are however two blocks of terraced housing immediately to the west of the site which have a larger footprint than the majority of the housing, and there are bungalows along Yews Lane and Cliffedale Crescent, giving a mixed character to the scale of housing immediately around the site. The proposal will be in keeping with that mixed character.

Landscaping

As noted above the site currently contains a number of trees. A separate report regarding the trees on the site is submitted with this application. Landscaping will be retained/provided along the Cross Street frontage of the site.

Appearance

The buildings will have a simple design with a range of door and window openings on all elevations of the buildings. The section of the main building that will house the 6 single bedroom buildings will have a double pitched roof which reduces the visual bulk of the building. The site slopes down from west to east but given the low height of the buildings that will not result in them having a dominating impact on views from Cross Street. Materials will be chosen to be in keeping with the local area.

Amenity

Each unit will be provided with a double bedroom, a lounge with either a kitchen area within it or a separate kitchen, a wet room and a utility area. Similar facilities will be provided in the respite bungalow. Each unit will have a small garden area. There will also be a communal lounge and a communal garden area for use by residents in the main building. The facilities to be provided will provide a good level of amenity for future residents.

The nearest existing dwellings around the site are the terraced housing off Yews Lane to the west and facing properties on Underwood Avenue, Cross Street and Overdale Avenue.

Windows in the rear elevation of the main building will look towards the terraced housing. The blank gable elevations of the blocks will look towards the site so resulting in no loss of privacy for the existing residents in the dwellings. Windows in the rear elevation would have a greater potential to overlook the rear garden areas of the terraced dwellings. Any loss of privacy to these gardens can be overcome by the use of screen fencing along the boundary.

The properties on the other roads around the site are all separated from the application site by their front gardens and the width of the road. The proposed buildings are low in height and would not dominate or overshadow any of these properties. Also, the proposed buildings are generally well set back from the road frontages of the site. There will be no loss of privacy to any nearby properties.

Highways

The site is in a sustainable location with a secondary school; a medical centre and sports facilities close to the site. There are also regular bus services close to the site which provide a link to Barnsley town centre, Wombwell and other local centres.

The site is to be provided with 12 parking spaces, including one disabled space. These are to be provided in two car parks with new accesses to Underwood Avenue and Overdale Avenue. These car parks will also provide turning space for smaller vehicles (cars and vans) and will allow space for larger vehicles to unload and turn clear of the highway.

Conclusion

The site is within a residential area in a sustainable location where the principle of new dwellings is acceptable. The proposed buildings could be constructed on this plot without any loss of privacy or amenity to adjoining residents. The streetscene in the vicinity of the site is mixed in character and the proposal would not be out of keeping with the character of the area.