Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Simon | Surname: Clarke

Company name: Planning Consult Ltd

Street address: Digital Media Centre
County Way

Town/City: Barnsley
County: South Yorkshire
Country: England
Postcode: S70 2JW

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Simon | Surname: Clarke

Company name: Planning Consult

Street address: 12 Stanley Street
Cudworth

Town/City: Barnsley
County: South Yorkshire
Country: United Kingdom
Postcode: S72 8HS

	Country Code	National Number	Extension Number
Telephone number:	01226	720814	
Mobile number:			
Fax number:			

Email address: planningconsult@hotmail.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

The Property at 23, West Pinfold has been classed as a defective dwelling.
It is proposed that the original building footprint be enlarged slightly making way for two new affordable dwellings.
The sizing and astetetics of the dwellings is to remain in keeping with the area and the property is to have a look of a single dwelling with an extension.

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 23 Suffix:

House name:

Street address: WEST PINFOLD

ROYSTON

Town/City: BARNSLEY

County:

Postcode: S71 4PH

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 436077

Northing: 410881

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: James Surname: Hyde

Reference:

Date (DD/MM/YYYY): 10/12/2010 (Must be pre-application submission)

Details of the pre-application advice received:

Having looked at the two options for 23 West Pinfold I have the following comments;
Option 1:
I acknowledge that the surrounding area has a contrast in styles between the brick built hip roofed semis and the gable ended pre fab buildings, however, they are generally all semi detached dwellings of similar proportions. The proposed dwellings would have a narrower frontage and a smaller plot size than the immediately adjacent properties which would affect the character of the streetscene to an unreasonable degree in conflict with UDP policy H8D and SPG 3. By replacing the existing semi detached dwelling with two properties it would unbalance, and not harmonise with, the adjoining property, to the detriment of visual amenity. Although the proposal would not set a precedent as each case should be assessed on its individual merits, it would make it increasingly difficult for the Local Planning Authority to resist similar applications in the future which would further erode visual amenity.
Option 2:
UDP polices H8A, H8D and BE6 all provide the policy framework for assessing back land developments, they are reinforced further by guidance provided within SPG2 and SPG3. National polices PPS1 and PPS3 also have many parallels to above polices, the principle one being that they promote high quality sustainable development which ensures the efficient and effective use of land.
PPS1 states that design which is inappropriate in its context, or which fails to take the opportunity available for improving the character and quality of the area should not be accepted. To assist in the appraisal of developments PPS3 states that consideration must be given to the following matters.
That developments are well integrated with, and complement, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.
Take a design-led approach to the provision of car-parking space that is well-integrated with high quality public realm and streets that are pedestrian, cycle and vehicle friendly.
Create, or enhance, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity.
Provide for the retention or re-establishment of the biodiversity within residential environments.
Backland developments are not without controversy and the Council has in recent times sought to ensure a more consistent approach is applied to such proposals. This as a whole has been supported by the Planning Inspectorate whereby the Council's decision to refuse inappropriate developments has been upheld in recent planning appeals. The main concern is that backland represents an 'ad-hoc' form of development, which can fundamentally undermine the proper (comprehensive) planning of an area. To allow such proposals can indicate a departure from the long established local pattern of development, this can also make it harder for the Council to resist further (similar) proposals in future which in turn can progressively erode the area's character.
Constructing a new dwelling within an area of rear gardens would inevitably bring more noise and potential disturbance to places that residents could reasonably expect to enjoy as generally secluded and quiet, to the detriment of residential amenity and in conflict with UDP policy H8D and SPG 2 & 3.
In addition, from the drawings provided, it appears that separation distances set out in SPG 3 would be difficult to adhere to, i.e. 21 metres between habitable room windows and 10 metres between habitable room windows and the boundary with private amenity space.
It is not clear from the drawings where vehicular access is taken from and whether there is off road parking. If access is from West Pinfold then the access would run within close proximity to the side elevation of the existing dwelling and the side boundary of the remaining private amenity space. The coming and going of vehicles and pedestrians along that drive would be intrusive and potentially annoying to the residents of number 23, regardless of any screening that might exist or be provided. If the access is from Pinfold Lane then there would be issues regarding visibility and pedestrian safety as it is used as a pedestrian route to the local school.
On the basis of the evidence provided, and for the reasons stated above, a planning application for the proposal would be discouraged.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? (•) Yes ( ) No

Is a new or altered pedestrian access proposed to or from the public highway? (•) Yes ( ) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Additional access will be required to the new dwelling.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (•) No

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (•) No

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Brick and steel clad construction.

Description of *proposed* materials and finishes:

Brick and rendered finish to closely match that of adjoining property.

Roof - description:

Description of *existing* materials and finishes:

Red Steel Clad,

Description of *proposed* materials and finishes:

Red concrete tiles.

Windows - description:

Description of *existing* materials and finishes:

mix of UPVc and wood framed.

Description of *proposed* materials and finishes:

UPVc

Doors - description:

Description of *existing* materials and finishes:

UPVc

Description of *proposed* materials and finishes:

UPVc

Boundary treatments - description:

Description of *existing* materials and finishes:

mix of wood and brick built boundary.

Description of *proposed* materials and finishes:

No change.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Hardstanding falling towards the Highway.(To be demolished).

Description of *proposed* materials and finishes:

Reconstruction of one hardstanding to fall inwards to the property.
Additional hard standing to be provided for the new dwelling, also to fall in towards the property.

9. (Materials continued)

Lighting - add description

Description of *existing* materials and finishes:

Standard Lighting.

Description of *proposed* materials and finishes:

Energy Efficient Lighting.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Drawing No. D/SSE/SC_1 Rev B

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	1	2	1
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer [ ] Package treatment plant [ ] Unknown [X]

Septic tank [ ] Cess pit [ ]

Other

Are you proposing to connect to the existing drainage system? ( ) Yes ( ) No (•) Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ( ) Yes (•) No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ( ) Yes (•) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (•) No

How will surface water be disposed of?

[ ] Sustainable drainage system [X] Main sewer [ ] Pond/lake

[X] Soakaway [ ] Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

b) Designated sites, important habitats or other biodiversity features

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

c) Features of geological conservation importance

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

14. Existing Use

Please describe the current use of the site:

Single Dwelling

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ Yes ○ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area? 436 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr | First name: Simon | Surname: Clarke

Person role: Agent | Declaration date: 20/06/2011 | ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr | First Name: Simon | Surname: Clarke

Person role: Agent | Declaration date: 20/06/2011 | ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 20/06/2011