

Planning Statement to accompany a Planning Application For an additional letting room At 27 Hoyle Mill Road, Barnsley.

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3 The Proposal
4 Compliance with Policy

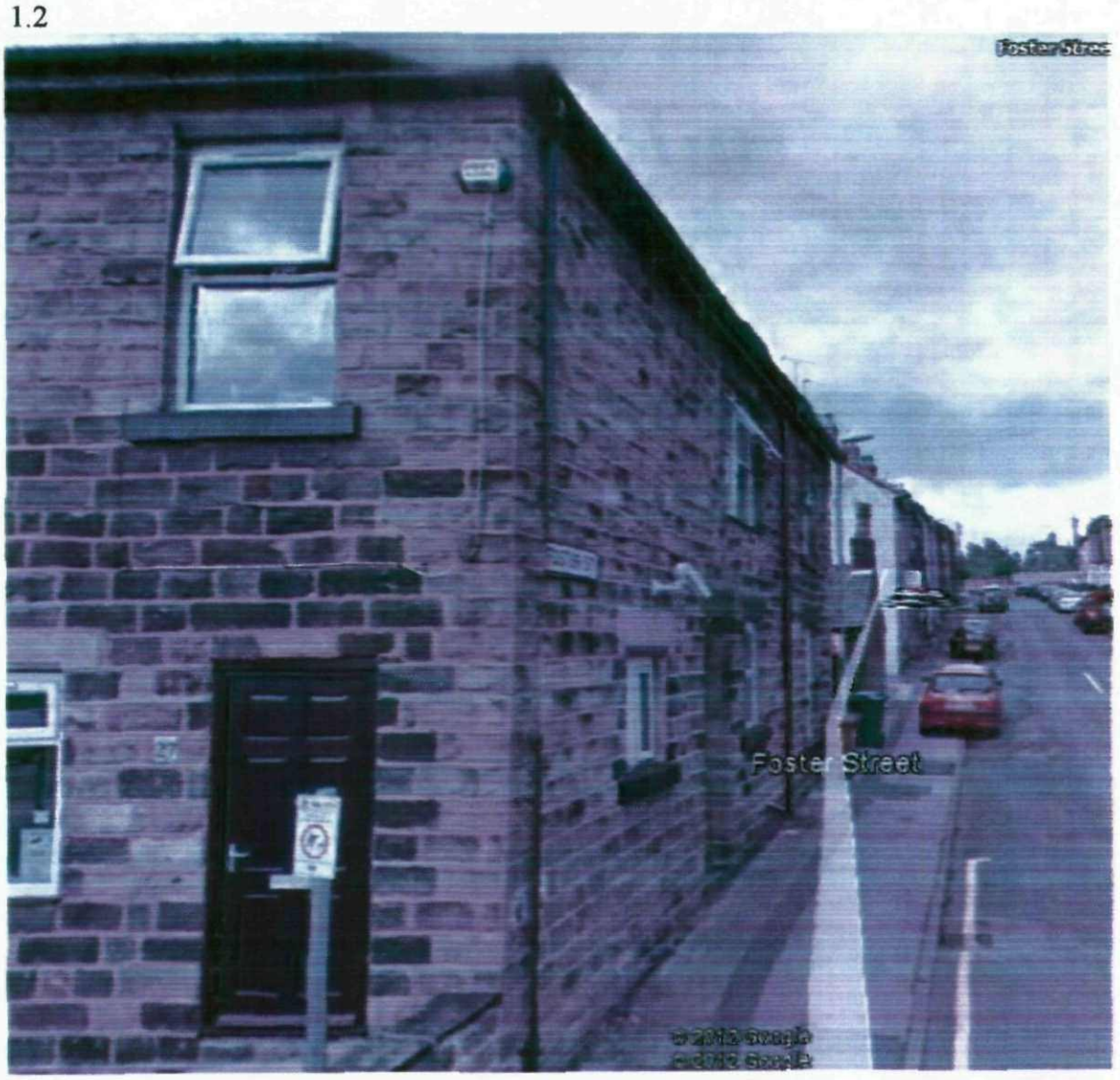
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Planning Statement
For an additional letting room at
27 Hoyle Mill Road

1. Introduction

1.1 The client Mr R White has requested advice in relation to gaining planning permission for the provision of an additional letting room at 27 Hoyle Mill Road, which is a house in multiple occupation.

1.2



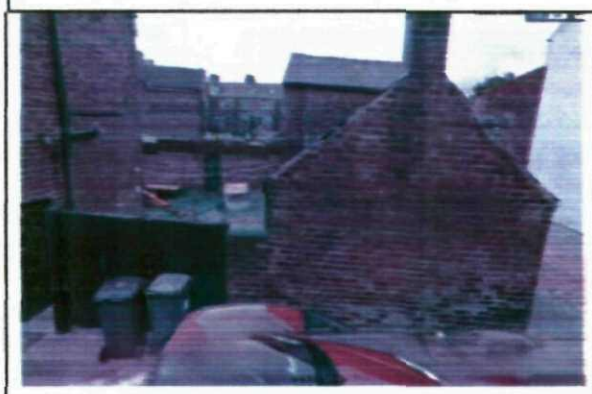
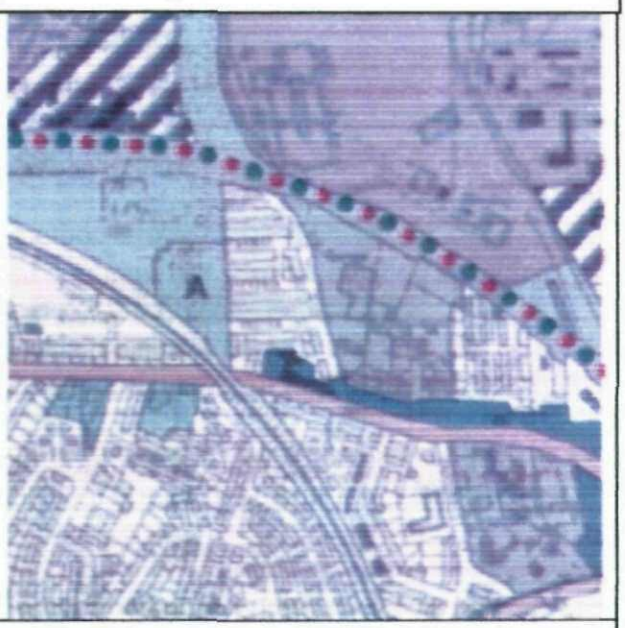
1.3 This statement seeks to establish that the proposal accords with the provisions of the development plan and to address any particular planning issues that may arise

from the proposal. It examines the policy and physical constrains affecting the development.

2. Proposed Development

2.1. Development Location

27 Hoyle Mill Road is a substantial stone built property standing at the junction of Hoyle Mill Road and Foster Street. It is within the Barnsley Urban area in a residential policy area as defined by the inset map of the UDP shown below.

	
The existing elevation of proposed additional letting room	Inset map from UDP

2.3. Policy Context.

The Development Plan for the area comprises the Core Strategy of the emerging LDF together with saved policies from the UDP and the regional special strategy.

2.4 The Core Strategy for Housing seeks amongst other things to:-

Providing the right mix, type and density of housing
Meeting the need for affordable homes

Supporting housing market renewal and replacing housing for which there is low demand

The Current Position

Changing population profiles with a growth in small households
Barnsley forms part of the South Yorkshire Housing Market Renewal Pathfinder and suffers from other areas of housing market failure
Shortfall in supply of affordable housing

Policy Solutions

Ensuring the mix, type and density of housing is appropriate
Seeking affordable housing where appropriate

CSP 14 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 appropriate mix of homes to meet local needs.
Priority will be given to the development of previously developed land and we will seek to achieve between 55% and 60% of homes to be built on previously developed land.

9.73 Various housing types capable of accommodating a range of needs are required across the borough such as family housing and older persons accommodation. Supported housing is required for vulnerable households for example those with physical or mental disabilities and young people with support needs. Proposals will be supported where they are consistent with other policies, or where robust supporting evidence can be provided that would be a material consideration of sufficient weight to take precedence. The principle of creating homes that are capable of meeting long term needs of residents or can be adapted to meet these needs (often referred to as 'Lifetime Homes') will be supported.
9.79 Some people cannot afford to buy or rent houses that are generally available on the open market. We aim to provide homes for everyone in the borough, no matter what their income and the cost of buying or renting a house. Affordable homes are low cost housing made available specifically to people who cannot afford the open market prices.
9.80 There are four types of affordable homes:
social rented housing (usually provided through local authority council housing or through a housing association) low-cost private market rented housing low-cost

private market owner-occupied other private market housing provided at a rate significantly below the market value

9.81 Affordable homes are needed in all parts of the borough to a varying extent, where local incomes cannot meet the costs of housing on the open market. Residential development in these areas must include affordable homes in line with this policy. Both the areas of need and the type of affordable homes needed will change over time, as a result of general socio-economic changes and the ever changing dynamics of the housing markets within the borough.

9.82 The current Strategic Housing Market Assessment estimates that there is a need for

9.83 Where there are opportunities to meet affordable housing need.

2.5 In addition to the Core Strategy saved policies in the UDP indicate that :-

Policy H5
THE COUNCIL WILL PROMOTE DIVERSITY OF DWELLING TYPE, SIZE, DENSITY AND DESIGN THROUGHOUT THE BOROUGH TO MEET THE FULL RANGE OF HOUSING NEED. IN PARTICULAR, THE COUNCIL WILL ENCOURAGE, IN APPROPRIATE LOCATIONS THROUGHOUT THE BOROUGH :

A) HOUSING FOR KEY WORKERS
B) AFFORDABLE HOUSING AND HOUSING FOR RENT
C) HOUSING FOR THE ELDERLY AND THOSE WITH DISABILITIES
D) HOMES INTENDED FOR SINGLE PERSON HOUSEHOLDS.

Policy H5 is supplemented by policy 5(A), which applies to Houses in multiple occupation and seeks to ensure:-

Flats & Houses in
Multiple Occupation
Policy H5A
PLANNING PERMISSION FOR THE CONVERSION OF BUILDINGS TO FLATS OR HOUSES IN MULTIPLE OCCUPATION WILL BE GRANTED WHERE :

A) THE BUILDING AND CURTILAGE ARE OF SUFFICIENT SIZE TO PROVIDE SUITABLE FACILITIES FOR THE RESIDENTS

B) THERE WILL BE NO GENERATION OF UNACCEPTABLE NOISE NUISANCE BETWEEN DWELLING UNITS ACHIEVED EITHER THROUGH THE DETAILED DESIGN OF THE DEVELOPMENT OR THE IMPLEMENTATION OF ADEQUATE SOUND-ATTENUATION MEASURES.

C) SATISFACTORY PROVISION IS MADE FOR OFF-STREET CAR PARKING FACILITIES IN ACCORDANCE WITH THE COUNCIL'S STANDARDS OR, EXCEPTIONALLY, THE DEVELOPMENT IS CONSIDERED UNLIKELY TO GIVE RISE TO UNACCEPTABLE CONDITIONS OF CONGESTION OR SAFETY ON THE ADJOINING PUBLIC HIGHWAY(S) BY REASON OF INADEQUATE OFF-STREET CAR PARKING FACILITIES, AND

D) THE APPEARANCE OF THE BUILDING OR ITS CURTILAGE WOULD NOT BE ALTERED TO THE DETRIMENT OF THE VISUAL AMENITIES OF THE AREA.

1.44 The shortage of purpose designed private rented accommodation and the needs of young people mean that there is a demand for the conversion of private houses to flats, bedsits and houses in multiple occupation. A growing number of houses are being converted into multiple occupation, notably terraced houses as well as traditional large Victorian houses. Although in the past houses in multiple occupation have tended to concentrate in areas with larger properties such as north of the Town Centre the recent trend towards conversion of smaller properties with two or three residents should lead to a more widespread distribution. However, the inner core of Barnsley is likely to continue as the main area of demand.

1.48 The appearance of a property and the character of an area can be harmed through conversions, particularly if they become concentrated. In assessing whether conversions are acceptable, consideration will be paid to issues such as the removal of walls or surfacing of gardens to satisfy parking requirements; alterations to original door and window openings; and the provision of external fire escapes.

2.6 The inset map identify the site as lying within a sustainable residential policy area close local services and transport routes, where subject to saved policies with the UDP and policy 5(A) houses in multiple occupation are permissible.

3.0 The Proposal

3.1 27 Hoyle Mill Road is a successful house in multiple occupation. There is a great demand for the type of accommodation offered. With this proposal the owner is seeking to increase the number of letting rooms from 5 to 6 not a significant increase in itself but one that would help meet the local demand.

3.2 The proposal would involve the conversion of an otherwise unused outbuilding.

4 0 Compliance with Policy

4 1 The core and specific policy background is outlined above The red highlights indicate those areas of policy that this proposal satisfies

In short it meets a local demand
It reinforces the mix of housing offered in the area
It provides low cost accommodation for single people who can share some facilities with other young people (rather similar to college/university accommodation)
Meets policy H5 requirement of providing homes for single people

Character and Appearance
The additional letting room is provided within an existing building and therefore does not affect the C&A of the area satisfying criterion C of UDP policy 5A.

I iving Conditions of Neighbours

The house already accommodates 5 letting rooms without detriment to neighbours It is considered that that increasing accommodation by one room would not significantly impact on privacy noise and disturbance or any other matter affecting neighbouring property Thus satisfying criterion B of policy 5A

Noise and Disturbance

The unit would in effect be stand alone apart from the shared facilities for cooking It would create no additional noise within the house which is large Thus satisfying the requirements of Policy 5A criteria A and B

Highway Safety (Parking)

The residents of existing rooms do not in general own cars and the 5 rooms have not caused any shortage or increased demand for on street parking It is suggested that an additional room would not materially affect this and that the proposal complies with the requirements of policy 5A criterion C

This is reinforced because the site has good public transport links and is close to local services and employment opportunities

5 0 Design and Access Summary

Use and amount - The proposal would provide 1 additional letting room. Ie from 5 to 6
Layout The layout makes use of an existing building on site
Scale The scale would remain as it currently is
Landscape No change
Appearance See character and appearance above
Access - The proposal would be accessed from the common garden area Notwithstanding this the access to the site and buildings will be designed in line with current requirements of the Disability Discrimination Act 1995 and Approved Document M of the Building Regulations 2004 or any subsequent documents as appropriate

6 0 Conclusion

For the reasons given above it is considered that the proposal accords with the *requirements of the current Development Plan*



OUTBUILDING ELEVATIONS



NOTES

REFER TO SPECIFICATION

notes

No dimensions to be scaled from this drawing which is the property of the company, it is not to be used or disclosed in any way except as authorised by the company. The client is responsible for providing architect with correct site boundary/ownership definitions and any covenants or easements relating to the site. Architect will assume site boundaries as clearly defined, unless otherwise informed by client. No work to be carried out without planning permission, until all pre start planning conditions have been discharged and until a building regulations application has been submitted, Any work carried out before building regulations approval has been granted will be strictly at clients own risk. Any building works within 6m of a neighbouring home's foundations may require you to notify the owner of that property of your intentions at least one month before you start work. Work to an existing party wall requires you to give at least two months notice of your intentions. If consent to carry out work cannot be reached procedures dealing with an dispute should be followed (the party wall act 1996).

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ON THE DRAWING PRIOR TO CONSTRUCTION.

ALL DIMENSIONS TO BE CHECKED ON SITE IF IN DOUBT ASK!

revisions

A. 24/1/12
B. 18/1/12

title: PLANS AND ELEVATIONS PROPOSED

project: ***Additional Letting Room***

Rear of 27 Hoyle Mill Road Barnsley

for Mr R. White

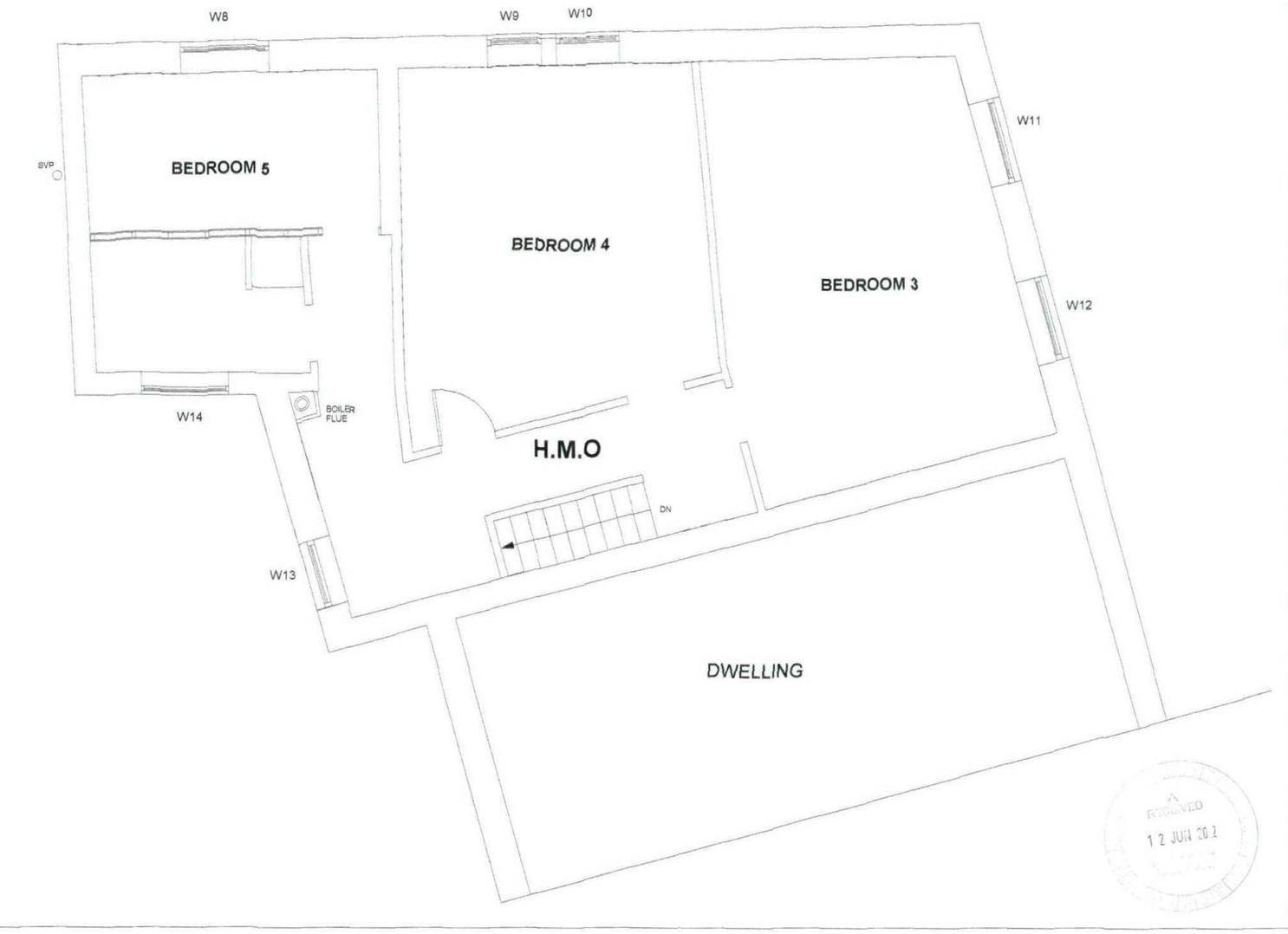
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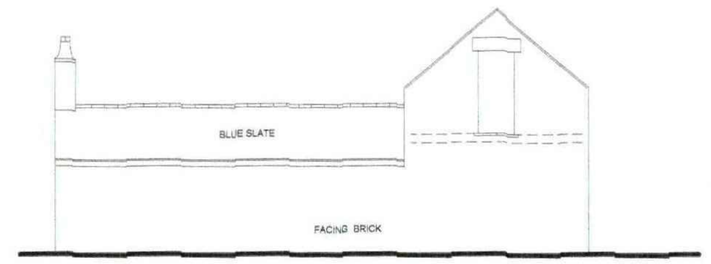
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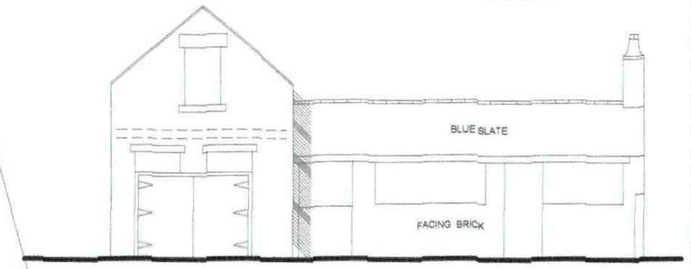




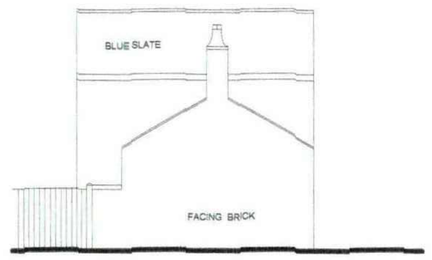
OUTBUILDING ELEVATIONS



WEST ELEVATION



EAST (YARD) ELEVATION



FOSTER STREET ELEVATION

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A OUTBUILDING 24/1/12

title: **PLANS AND ELEVATIONS (EXISTING)**

project: ***Additional Letting Room***
Rear of 27 Hoyle Mill Road
Barnsley

for Mr R. White
scale 1:50 at A1/ 1:100 at A3
drawing no ***01A***

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