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PLANNING STATEMENT

TWO DETACHED DWELLINGS ON LAND AT PARK HOLLOW WOMBWELL, BARNSLEY

SEPTEMBER 2014

1. INTRODUCTION

1.1 This planning statement is produced in support of a revised planning application for the erection of two detached dwellings on land at Park Hollow, Wombwell, Barnsley ("the site").

1.2 The purpose of this statement is to provide an evaluation of the site, together with a review of relevant local and national planning policies before compiling a case in support of the application taking into account all material planning considerations.

2. THE SITE

2.1 The site is located on the north side of Park Hollow which is a short cul-de-sac of residential properties, linear in terms of layout, situated in between Park Street and Valley Way, although the latter is shielded from any views by mature trees on the roadside boundary.

2.2 The site is approximately 500m from the town centre area and currently accommodates a number of trees with residential properties to either side and in front of the site.

3. THE APPLICATION AND PLANNING HISTORY

3.1 The proposal is a revised scheme to one refused in May 2014. It is for the erection of two 3 bedroom properties which would be two storey in height and of a traditional design and appearance to the local area.

3.2 Each property would contain an attached garage with driveways served by a single access from Park Hollow.

3.3 The application is accompanied by detailed drawings, this planning assessment, a bat survey, design and access statement, tree survey and arboricultural assessment.

3.4 An application for two 4 bedroom three storey dwellings was refused permission on 20 May 2014. Three reasons for the refusal were given – impact on trees, over-development and design/materials.

4. PLANNING POLICY FRAMEWORK

4.1 The statutory development plan consists of Barnsley's Unitary Development Plan which was adopted in 2000 and which has been subject to a Direction saving certain policies ("UDP"), together with the Core Strategy, which was adopted in September 2011. At the national level, policy is now found in the National Planning Policy Framework ("NPPF").

Local Policy

4.2 The site is allocated as a Housing Policy Area in the UDP and policy H8 advises that such areas will remain predominantly in such use.

4.3 Policy H8A requires housing proposals to ensure that living conditions and the overall standards of residential amenity are provided or maintained to an acceptable level for both existing and new residents.

4.4 Policy CSP9 seeks to achieve the completion of at least 21500 net additional homes during the period 2008 to 2026, and advises that a minimum five year supply of deliverable sites will be maintained.

4.5 Policy CSP26 expects new development to be designed and built to provide safe, secure and convenient access for all road users.

4.6 Policy CSP27 advises of an intention to develop a parking strategy that will help to influence people's travel choices and that this will include maximum car parking standards.

4.7 In terms of design Policy CSP29 advises that high quality development will be expected, that respects, takes advantage of and enhances the distinctive features of

Barnsley, including: topography, green Infrastructure assets, important habitats, woodlands and other natural features; heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form.

4.8 Policy CSP36 advises that development will be expected to conserve and enhance the biodiversity and geological features of the borough by protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites.

National Policy

4.9 In relation to housing considerations, paragraph 9 of the NPPF refers to sustainable development It states that this involves *"...seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including widening the choice of high quality homes"*. It also states that decisions need to take into account local circumstances.

4.10 Paragraph 14 refers to a presumption in favour of sustainable development and it is advised that this *"should be seen as a golden thread running through both plan-making and decision-taking."* It advises that local planning authorities should positively seek opportunities to meet the development needs of their area. In addition, where relevant policies are out of date, planning permission should be granted unless the impacts would be so significantly adverse as to outweigh the benefits.

4.11 Paragraph 47 states that local planning authorities should *"identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land."*

4.12 Paragraph 49 states that *"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."*

4.13 It is stated at paragraph 58 of the NPPF that planning policies and decisions should aim to ensure that developments;

i. respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; and

ii. be visually attractive as a result of good architecture and appropriate landscaping.

4.14 Paragraph 61 states that *"Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment".*

5. CASE IN SUPPORT OF APPLICATION

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.

5.2 Given the site is allocated as a Housing Policy Area in the UDP, the principle of developing the site for residential purposes is acceptable in principle and it would constitute appropriate infill development within the mix of houses on Park Hollow. There is a clear defensible boundary on the north side with the row of mature trees adjacent to Valley Way.

5.3 As the UDP was adopted in 1999 it was not prepared under the Planning & Compulsory Purchase Act 2004. Paragraph 215 of the new National Planning Policy Framework (NPPF) states that policies not adopted in accordance with the 2004 Act need to be considered in terms of their degree of consistency with the NPPF with the advice being that *'the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given'*. Hence, if there is any conflict with the local

plan the UDP policies carry limited or no weight and the application should be assessed against the new Framework. Whilst the site is allocated for housing in the UDP and there is therefore considered to be no conflict between it and the NPPF, the advice in paragraph 215 is worth noting.

5.4 The main thrust of the NPPF is an overarching presumption in favour of sustainable development. This reaffirms that it is the Government's clear expectation that local planning authorities should deal promptly and favourably with applications that comply with up to date plans and that where plans are out of date, there will be a strong presumption in favour of sustainable development that accords with national planning policies.

5.5 In view of the above it is necessary to consider whether or not the application site is sustainable. No single definition of the term is present in the NPPF but it does at paragraph 6 outline that the policies set out between paragraphs 18 to 219 '*taken as a whole, constitute the Government's view of what sustainable development in England means*' and it is therefore necessary to consider whether or not the proposals would contravene any of those identified NPPF policies.

5.6 In terms of sustainability the site is in close proximity to local shops and services in the town centre, together with public transport facilities, and has good access links onto key distributor roads where there are public transport links and good access routes into the town centre, where there are a range of facilities and employment opportunities. There are also local schools together with community and recreational facilities in the immediate area.

5.7 One of the objectives of the NPPF is to widen the choice of high quality homes and to significantly boost the supply of housing. Accordingly, the NPPF requires LPA's to identify and update annually a supply of specific deliverable sites for housing ensuring that there is sufficient to provide for a five year supply against local requirements.

5.8 At this time the Council cannot demonstrate a 5 year supply of housing. The advice in the NPPF is that local planning authorities should be able to identify a supply of

specific deliverable sites sufficient to provide five years' worth of housing and where this cannot be demonstrated relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

5.9 Paragraph 14 of the NPPF states that 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 taken as a whole, or specific policies in the Framework indicate development should be restricted.

5.10 In this case, the site is not within any area of special environmental protection although it is within an area which contains trees. It is considered that the proposal is in line with the broad objectives of the NPPF in that it has economic benefits and reflects the general need and demand for housing in the area. In conclusion issue therefore, having regard to adopted policy in the UDP and to the advice in the Framework, the proposal is acceptable in principle.

5.11 One of the refusal reasons on the previous application related to the scheme being contrary to Policy CSP29 of the Core Strategy and Core Principle 4 of the NPPF, having regard to design and materials. The proposals have been amended to now produce two storey dwellings with attached garages to the side which will blend in consistently with the existing scale and appearance of dwellings in the locality. Materials will be brick with stone features on corners and in window and door details to reflect the existing pattern of properties around the Park Hollow area.

5.12 The refusal reason in terms of design and materials is therefore addressed, with the plans responding appropriately to the local character of the area and reflecting the identity of the local surroundings and materials.

5.13 With regard to impact on trees, the related refusal reason in the previous application referenced the Silver Maple and Black Poplar at the front of the site. However, the Silver Maple has been assessed in the tree survey accompanying the proposals as being in poor structural conditions with a limited long term life span dues to major

bark wounds and incipient decay. It has therefore been recommended for removal and given a U category grading (i.e. trees expected to have less than 10 years life span due to serious defects).

5.14 The Black Poplar is graded as a B2 tree and although it has no major defects it only had medium visual amenity value. The tree report identifies that this tree is a hybrid poplar and therefore has a fairly short safe useful life expectancy. This tree has been allocated a category B, but it is considered that the tree could be removed with little long term impact on the local treescape.

5.15 These are the only trees that need to be removed to facilitate the development although a further two are highlighted in the report as being of low amenity value, with the remainder of medium value, except one specimen (G9) which is of a high amenity value (but on the outer boundaries to the north). One further tree (T8) is also recommended for removal, on the south east boundary)

5.16 The LPA has concerns about pressure to removed trees in the future, however, the layout is designed with a south facing orientation facing onto Park Hollow. The building area stays out of the root protection area of trees 5 and 6 and windows are located to avoid any problems of shade casting. Therefore, it is not considered that with this revised layout there would be any undue pressure to fell trees in the future.

5.17 On this basis, our view is that the proposals satisfy Policy CSP36 of the Core Strategy.

5.18 With regard to over-development, the specific concern of the LPA was that one of the units on the previous scheme (the most northerly plot) did not achieve an adequate separation distance from its principal frontage to the side gable of 15 Park Hollow.

5.19 That concern has been addressed by relocating the units within the central core of the site such that they are now located away from No 15 and the separation issue is now redundant.

6. CONCLUSION

6.1 *The revised proposals as put forward are considered to comply with the key areas of* policy advice in the NPPF and in local policy. There is no adverse impact on the character of the area, nor are there any issues with regard to visual amenity, design or over-development. The proposals benefit from positive support under the NPPF's advice on sustainable development.

6.2 We would therefore request, on behalf of the applicant, that planning permission is granted.