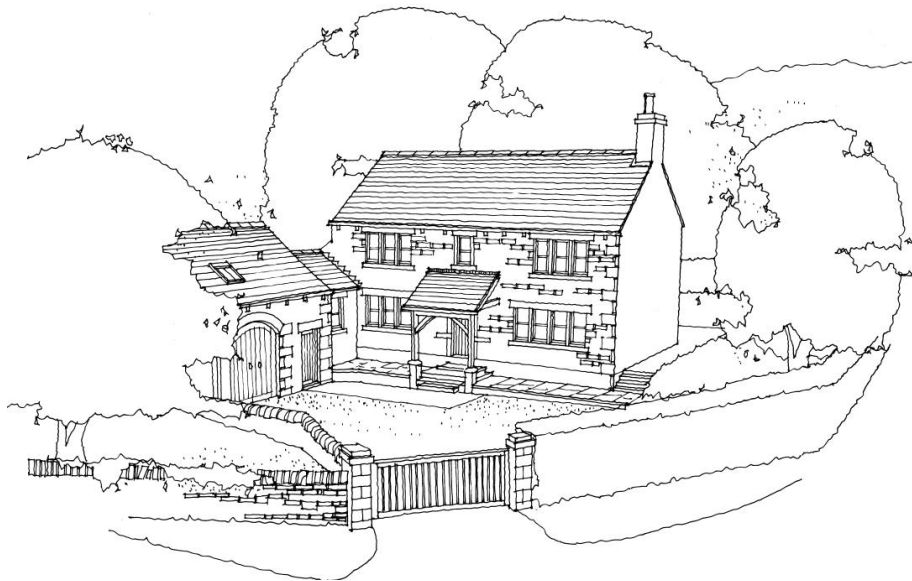


December 2019



ALISTAIR FLATMAN **PLANNING**
...a **Positive** Approach

PLANNING SUPPORT STATEMENT



**Proposed detached family dwelling on infill plot at The Cottage,
Berry Lane, Howbrook**

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1.0 Introduction

- 1.1 This Planning Statement relates to a full planning application submitted to Barnsley Council for a single detached family dwelling on an infill plot within the village of Howbrook.
- 1.2 The application is submitted on behalf of The Wharncliffe Estate.
- 1.3 The site forms part of the extensive garden area serving The Cottage which sits to the west. The site is located within the village of Howbrook with housing to all sides of the site.
- 1.4 The proposal for infill development in green belt settlement is submitted following similar recent approvals at Carr Head Road, Howbrook (via appeal), Huthwaite Lane, Huthwaite (via appeal), land adjacent to Fir Tree Cottage off Chapel Lane, Billingley and Millhouse Lane, Millhouse Green.

Background

- 1.5 This planning application is on the basis of guidance set out at para 145 of the NPPF which allows for infill development in villages. Howbrook is identified in the adopted Local Plan as being a village (para 5.9).
- 1.6 In particular, the Inspector, in the 2016 appeal decision for land at Huthwaite Lane, makes it clear that where a village is listed in the Core Strategy as being a village then infill development should be considered as appropriate development in the Green Belt as set out in para 145 of the NPPF. This is an important consideration in assessing this application. Planning permission was also granted at appeal for an infill site on Carr Head Road to the north of this site (LPA ref 2015/1199) with a more recent approval on Howbrook Lane to the east of the site (LPA ref 2018/0041).

Planning History

- 1.7 There is no recent relevant planning history for the site. There are a number of historic applications for infill residential development in Howbrook as referenced above, namely applications 2015/1199 and 2018/0041. Para 145 of NPPF now confirms infill development as being appropriate in the green belt. Furthermore, as set out in paragraph 1.4 above there are a number of examples in the district where infill residential development has been accepted in the Green Belt.

The Planning Application

- 1.8 This statement describes the application site and proposed development (Section 2) and identifies and examines the policy issues of relevance to the application, referring both to the relevant development plan and the advice of Central Government as set out and contained in the NPPF (Sections 3 & 4).
- 1.9 This statement will fully justify the development proposals for the subject site and will advance justification for the proposed development.
- 1.10 On the basis of the information provided in this statement, the associated supporting documents and on the application drawings, a presumption in favour of development can be maintained in this particular instance, the application being fully in accordance with the advice of Central Government and relevant policies of the adopted Local Plan (Jan 2019).

- 1.11 The planning application is supported by a comprehensive package of information including:
- i. Completed application forms, with all certificates signed and dated;
 - ii. Architectural Plans prepared by MBooth Design;
 - iii. Design and Access Statement prepared by MBooth Design;
 - iv. Preliminary Ecological Assessment prepared by Middleton Ecology;
 - v. Tree Report prepared by James Royston; and
 - vi. Planning Statement prepared by Alistair Flatman Planning.

2.0 Site Location and Proposed Development

Site and Surrounds

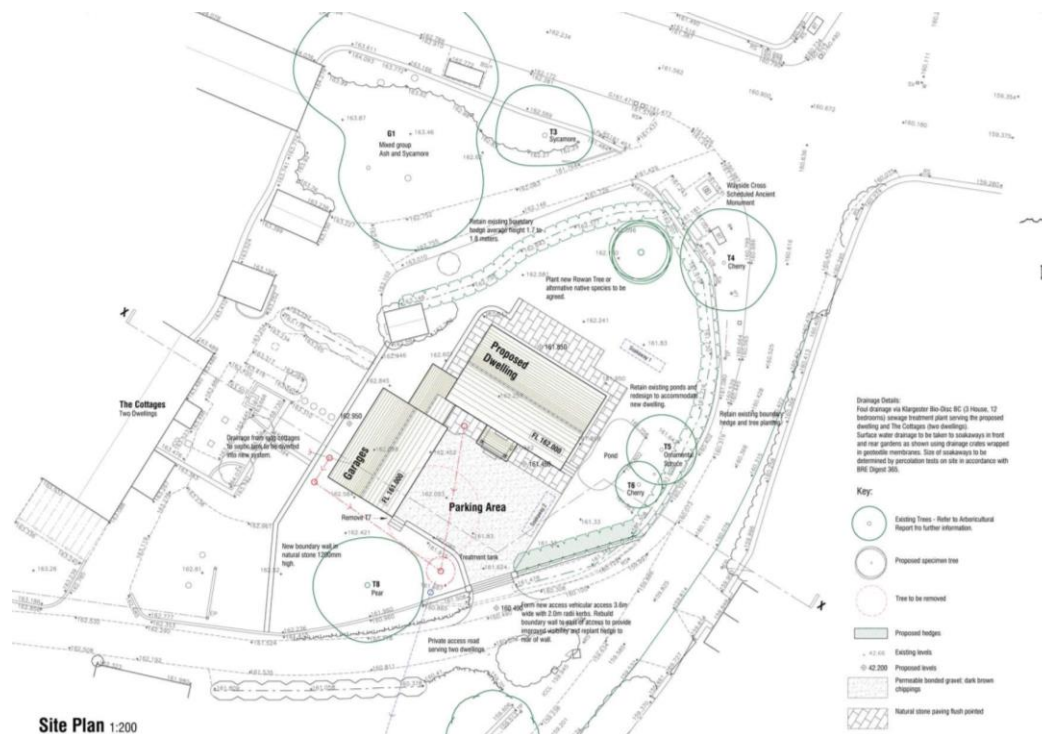
- 2.1 The site is located in the village of Howbrook. The village sits in the Green Belt. The site is not within a conservation area and there are no listed buildings on site. The roadside cross adjacent to the site is a SAM but is unaffected by the proposal (refer to Heritage Assessment set out in the Design & Access Statement).
- 2.2 The site comprises part of the extensive garden area serving The Cottage at the junction of Berry Lane and Howbrook Lane. There are existing houses surrounding the site. Thus, the site is domestic in its character and appearance and clearly sits within the built form of the village.
- 2.3 The site is not allocated but sits within the Green Belt – the village is washed over by the green belt. There are a number of trees within the garden – these are considered to be Cat C trees (see Tree Survey) with exception of sycamore to northern boundary (T1). Only T7 is to be removed with other boundary trees retained
- 2.4 Access is taken from the existing private drive leading from Berry Lane that currently serves 2 dwellings.
- 2.5 The site area is circa 0.09ha.

The Proposed Development

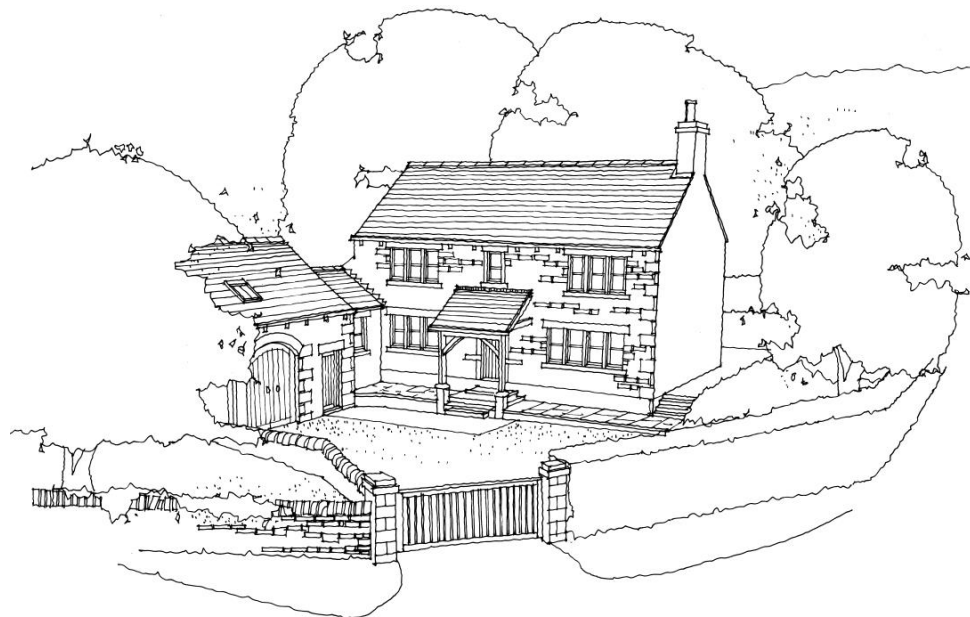
- 2.6 The Proposed Development comprises a full planning application for a single detached family dwelling.
- 2.7 The proposed detached dwelling is two storey in height and will have 4 bedrooms (GIFA 166 sqm). The dwelling has private garden space to the rear (north) of the dwelling of just over 280sqm. A new driveway will be taken from the existing private access road and will serve garage and parking area. A replacement tree is proposed to replace that being removed whilst boundary trees / vegetation will be retained.
- 2.8 The proposed dwelling has been designed as a wide frontage narrow plan traditional rural dwelling with a single storey 'outbuilding' forming the garage in a vernacular style which is appropriate to the existing cottages and former farm buildings adjacent.
- 2.9 The external appearance features a traditional roof with good quality artificial stone slates and ridge, a stone chimney stack and ogee section gutters and circular rainwater pipes in black finish. External walling is in natural coursed stone, flush pointed in lime-based mortar and window and door openings include sawn stone lintels, cills, mullions and surrounds. Windows will be painted or stained timber. The garages feature vertically boarded timber garage doors with timber boarding above set within stone arches.

An Artist Impression of proposed dwelling is set out below together with site layout plan:

Site Layout Plan



Artist Impression of dwelling



2.10 Further details are set out in the supporting plans and Design & Access Statement submitted with the application.

3.0 Planning Policy Review

National Planning Policy Framework (Feb 2019)

- 3.1 The National Planning Policy Framework (revised Feb 2019) sets out the government's planning policies for England and how these are expected to be applied. The National Planning Policy Framework must be taken in to account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
- 3.2 Set out below is a summary and assessment of the relevant sections of the NPPF.
- 3.3 The National Planning Policy Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. The guidance advises that the policies in paragraphs 1-211 taken as a whole constitute the government's view on what sustainable development in England means in practice for the planning system.

Achieving Sustainable Development

- 3.4 Paragraphs 7, 8 and 11 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 3.5 Paragraph 11 sets up the presumption in favour of sustainable development stating:

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Delivering a sufficient supply of homes

- 3.6 Chapter 5 of the NPPF relates to the delivery of a sufficient supply of homes with Paragraph 68 confirming the role of smaller sites in meeting housing requirements of an area.
- 3.7 Paragraphs 73-76 confirm the importance of maintaining a minimum 5 year supply of deliverable supply of housing sites. Where this 5 year supply is not maintained Local Plan policies can be considered out of date (as per Para 11 'd' of the NPPF)

Promoting Sustainable Transport

- 3.8 Chapter 9 of the NPPF refers to highways matters with para 109 advising that development should only be prevented or refused on highways grounds if

there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 3.9 The proposed development of a single dwelling will not give rise to any highway safety or capacity issues.

Design

- 3.10 Chapter 12 of the NPPF refers to Design and advises that good design is a key aspect of sustainable development.

- 3.11 Paragraph 127 sets out a number of design criteria to be considered in terms of design of development stating:

Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 3.12 The proposed development has been designed and laid out to ensure the character and appearance of the buildings are in-keeping with their surroundings. The proposal results in a well-designed scheme with benefits to visual amenity of the site through high quality design. The Design & Access Statement that accompanies the development proposals clearly sets out how the development meets all of the objectives set out above and represents high quality design.

Protecting Green Belt Land

- 3.13 The application site is located within the defined Green Belt. The essential character of the green belt is its openness. The Green Belt serves the following five purposes;

- To check the unrestricted sprawl of large built up areas.
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;

- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

3.14 Given the location of the site within the village and existing land use (residential) the role of the green belt in this location is limited in terms of the five purposes listed above.

3.15 The NPPF also sets out the types of development considered appropriate in the green belt. This includes limited infilling in villages (para 145-e). The site sits in Howbrook which is identified as a village in the Local Plan and there are a number of recent approvals (officer level and at appeal) in the district that confirm the principle of infill development in the Green Belt is appropriate development.

3.16 As such the proposal is considered to be appropriate in terms of principle whilst the design, siting and layout within the village is such that it would not harm the function, visual amenity or openness of the Green Belt in this location.

Meeting the challenge of climate change, flooding and coastal change

3.17 Paragraph 155 of Chapter 14 confirms that development should be directed to areas with the lowest probability of flooding. The site lies within Flood Zone 1 and is therefore at low risk from flooding.

Conserving and enhancing the natural environment

3.18 Paragraph 170 of Chapter 15 advises that the planning system should contribute to and enhance the natural and local environment by: -

- *a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- *b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- *c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- *d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- *e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- *f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*

3.19 Paragraph 175 relates to ecology and biodiversity considerations when determining planning applications.

3.20 The site comprises garden land within the village of Howbrook with dwellings on all sides. The site is not subject to any ecological, or landscape designations

and is not considered to be a valued landscape. The quantum of development (one detached family dwelling) will not give rise to any unacceptable levels of pollution or land instability.

- 3.21 There are no known protected species or ecology designations on site. As such it is considered the site is of low wildlife value. Further details are set out in the submitted Preliminary Ecological Appraisal. Furthermore, the submitted Tree Survey advises that majority of trees are Cat C with the only Cat B tree to the north of the site being retained as part of the proposal.
- 3.22 Paragraph 178 refers to ground conditions advising that when making decisions, consideration must be given to whether a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.
- 3.23 The site of the dwelling has not been subject to previous development – there is no evidence of contamination on site or risks arising from land instability.

Conserving & Enhancing the Historic Environment

- 3.24 With regards Heritage, paragraphs 193 to 202 set out guidance and policies on how to assess effects on heritage assets and the level of harm arising from a proposal. Where less than substantial harm is identified, the NPPF advises at para 196 that LPAs should weigh the public benefits of the proposal against the harm identified. The NPPG advises that the term 'public benefits' can include anything that delivers economic, social or environmental progress as described in the NPPF.
- 3.25 The site sits adjacent to a scheduled ancient monument, namely a wayside cross on highway verge at junction of Berry Lane and Howbrook Lane.
- 3.26 The proposed dwelling is located on the land to the south of the Monument and separated by a low stone wall and a mature hedge of around 2.0m high. The closest part of the new dwelling, the north east elevation is 19.3m from the monument. The plans show the planting of a specimen tree in the rear garden of the proposed dwelling which it is intended will be an evergreen species and help to provide some visual screening of the proposed dwelling from Howbrook Lane. This, together with the careful, traditional design and selection of good quality materials will help to mitigate any limited impact that the proposed dwelling would have on the setting of the Scheduled Ancient Monument and in turn its significance. Further assessment is set out in the submitted Design & Access Statement.
- 3.27 As such it is considered the proposal will result in less than substantial harm to the setting, character and appearance of the Schedule Ancient Monument.

Compliance with the NPPF

- 3.28 Assessing the proposed dwelling against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to planning in that:-
- The site sits in the green belt but does not obviously fulfil one of the five functions of the green belt
 - The proposal consists of infill development within the village of Howbrook. This is an appropriate form of green belt development (para 145 NPPF).

- The proposal will assist in the Council delivering and maintaining its five-year housing land supply.
- The proposed development will not harm setting of the wayside cross which sits on the highway verge outside the site. As such the proposal will result in no harm (para 196 NPPF) in terms of heritage
- As illustrated by the submitted layout and Design and Access Statement, the development proposal can provide a development that is sympathetic to and reflective of the character of the surrounding area.

From the foregoing assessment of the proposed development it is considered that the proposal is wholly consistent with this national guidance. As such, the presumption in favour applies and the application should be approved.

Statutory Development Plan

- 3.29 The Development Plan is formed by the adopted Local Plan (Jan 2019). The relevant policies are set out below:

Policy SD1 – Presumption in favour of sustainable development

Policy GD1 – General Development – this sets out a number of general development control matters to be considered in relation to (inter alia) amenity, landscaping, access and trees.

Policy H4 – Residential Development on small non-allocated sites – proposals on such sites less than 0.4ha will be supported where proposals complies with other relevant policies.

Policy D1 – High Quality Design and Place Making – policy sets out that development is expected to be of a high quality and respect local character. The policy sets out a number of criteria which should be considered.

Policy HE1 – Historic Environment – the policy seeks to ensure proposals affecting a designated heritage asset (e.g. SAM) conserve those elements which contribute to its significance.

Policy GB1 – Protection of Green Belt – this policy seeks to ensure that Green Belt will be protected from inappropriate development in accordance with national planning policy. Within the supporting text for Policy GB1, paragraph 18.2 confirms infill development in villages as being an appropriate form of development.

- 3.30 These Local Plan policies are considered in the next section.

4.0 Planning Assessment

- 4.1 This Chapter considers the principle of the Proposed Development and an assessment of the application against other policy requirements.

Principle

- 4.2 The site sits wholly within the Green Belt.
- 4.3 National and Local Planning policy states that the main aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. As such certain types of development are deemed inappropriate as it may harm the open character and function of the Green Belt. Paragraph 134 of the NPPF sets out the five purposes of the Green Belt, namely:
- To check the unrestricted sprawl of large built-up areas;
 - To prevent neighbouring towns merging into one another;
 - To assist in safeguarding the countryside from encroachment;
 - To preserve the setting and special character of historic towns; and
 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 4.4 Given the site location within the village and its existing residential use, extensive gardens and areas of hardstanding, it is considered that the site does not readily sit within one of these 5 purposes. As such the harm arising from the proposal in terms of 'inappropriateness' is considered to be limited.
- 4.5 Paragraph 145 of the NPPF sets out the types of development that are considered appropriate in the Green Belt. This includes infill development in villages. The Local Plan (para 5.9) confirms Howbrook as a village that can accommodate limited growth. The appropriateness of the proposal is therefore considered acceptable as confirmed in the 2016 Inspectors decision relating to residential development at Huthwaite. In addition, the proposed single dwelling is considered to be 'limited' both in terms of number and scale. As such the principle of development is considered acceptable.
- 4.6 As stated above, the role of this site in terms of green belt purpose is limited given its location and existing development on site.
- 4.7 With regards effect on the openness of the green belt, the proposed dwelling will sit adjacent to existing dwellings within the village envelope. The dwelling is 2 storey, stone built of a traditional design to reflect the character of the village. The proposal utilises an access drive albeit with a new driveway created and sits on existing garden area. As such there is no incursion beyond the built environs of the village. The proposed garden area will be formed on part of the existing extensive garden serving The Cottage so there is no incursion of domestic paraphernalia into the green belt.
- 4.8 Overall, the proposed detached dwelling is considered to comprise a limited infill development in an existing village and is therefore appropriate development in the Green Belt.
- 4.9 With regards Local Plan policies, Policies H4 and GB1 are relevant.
- 4.10 Policy GB1 refers to development in the green belt and reiterates NPPF guidance in terms of resisting inappropriate development. The proposal is for

a single infill dwelling within the village – this is deemed to be appropriate development as confirmed at para 145-e of the NPPF and para 18.2 of the Local Plan.

- 4.11 Policy H4 seeks to support housing schemes on small, non-allocated sites subject to compliance with other relevant Local Plan policies. In this case the relevant policy is the aforementioned GB1 with which the proposal complies.
- 4.12 As such the proposed infill development is considered to be acceptable in principle and complies with Local Plan policies GB1 and H4.

Design and Heritage

- 4.13 Policy D1 sets out design principles whilst policy HE1 refers to developments affecting the historic environment. In this case the heritage interest is the roadside cross sitting in the verge outwith the site which is a Scheduled Ancient Monument (SAM). As previously stated, the general character and appearance in this location is residential.
- 4.14 The proposed dwelling will be a 2 storey building constructed in stone and slate with stone detailing and timber windows. The design is traditional in its appearance to ensure it sits comfortably on site and with its residential surrounds. The access will be via the existing access road (served from Berry Lane) with new driveway leading to parking / turning / garage whilst the garden area uses part of the existing substantial garden serving The Cottage. The proposed plans together with details set out in the Design and Access Statement demonstrates how this 2 storey detached dwelling can be comfortably accommodated on the site. The proposed layout provides adequate space for additional landscaping as well which will have amenity and ecological benefits.
- 4.15 With regards the SAM, the proposed dwelling sits some distance from the cross with no change to boundary treatments in the vicinity. As such the SAM remains unaffected as it will still be seen in the same context, namely located in the roadside verge at junction of Berry Lane and Howbrook Lane.
- 4.16 As such it is considered the proposed development is appropriately designed to reflect its village location and will not harm the setting of the SAM. The proposal meets the design aspirations of the NPPF and relevant local policies and guidance particularly Local Plan policies D1 and HE1.

Highways

- 4.17 The site will be accessed via the existing access track serving The Cottage albeit with a new driveway created into the existing domestic curtilage. Adequate parking and turning is provided on site together with a traditionally designed garage. Furthermore, trip generation from a single dwelling will be minimal and thus the proposal will not give rise to any severe cumulative impacts in terms of safety or capacity.
- 4.18 In summary it can be seen the Proposed Development will not have a detrimental impact on the local highway network and is therefore in accordance with the NPPF and the Local Plan policy GD1.

Residential Amenity

- 4.19 The siting, design and layout of the proposed dwelling is such that there will be no issues of overlooking / loss of privacy and future occupiers will have adequate private amenity space. The proposal is therefore consistent with Local Plan policy GD1.

Drainage and Flood Risk

- 4.20 The site is in Flood Zones 1 where there is the lowest risk of flooding and can be developed without increasing the risk of flooding. Surface water run-off rates will be limited to greenfield rates and where practicable SuDS will be utilised. The Proposed Development is therefore considered to meet the requirements of the NPPF and relevant development plan policies.

Trees and Ecology

- 4.21 The application is supported by a Preliminary Ecological Appraisal and a Tree Survey. These reports confirm there are no protected species on site nor any important habitats whilst the majority of trees are considered to be Category C. Only one tree is to be removed and this will be replaced. Other boundary and garden trees are to be retained.
- 4.22 Considering the above assessment and with regards the submitted plans, and technical reports, it is considered the proposal complies with relevant National and Local planning policies. As such there is no planning reason why planning permission should not be granted for the proposal.

5.0 Conclusion

- 5.1 This Planning Statement relates to a full planning application submitted to Barnsley Council for a single detached family dwelling on an infill plot within the village of Howbrook.
- 5.2 The proposal for infill development in green belt settlement is submitted following similar recent approvals at Carr Head Road, Howbrook (via appeal), Huthwaite Lane, Huthwaite (via appeal), land adjacent to Fir Tree Cottage off Chapel Lane, Billingley and Millhouse Lane, Millhouse Green.

Background

- 5.3 This planning application is on the basis of guidance set out at para 145 of the NPPF which allows for infill development in villages. Howbrook is identified in the Local Plan as being a village (para 5.9).
- 5.4 In particular, the Inspector, in the 2016 appeal decision for land at Huthwaite Lane, makes it clear that where a village is listed (in the Core Strategy) as being a village then infill development should be considered as appropriate development in the Green Belt as set out in para 145 of the NPPF. This is an important consideration in assessing this application.

Site Location and Proposed Development

- 5.5 The site is located within existing domestic curtilage at the junction of Berry Lane and Howbrook Lane. The village sits in the Green Belt. The site comprises part of the extensive garden serving The Cottage. There are existing houses surrounding the site. The site is domestic in its character and appearance. Access is taken from Berry Lane via an existing access track. The site area is circa 0.09ha.
- 5.6 The Proposed Development comprises a full planning application for a single detached 4 bed family dwelling. Access is taken from existing access road with a new driveway into the garden and layout provides adequate parking and turning for proposed dwelling. The proposed dwelling is a traditional 2 storey design constructed in stone with slate to the roof. Further details are set out in the supporting plans and Design & Access Statement submitted with the application.

Assessment

- 5.7 This planning application is submitted on the basis of guidance set out at para 145 of the NPPF which allows for infilling in villages. Howbrook is identified in the Local Plan as being a village. There have been numerous recent approvals within the District for such development including schemes within the village on Carr Head Road and Howbrook Lane together with a scheme for 4 dwellings in Huthwaite (Feb 2016) where the Planning Inspector confirmed the appropriateness of infill development in green belt villages. As such the principle of development is considered acceptable.
- 5.8 The role of this site in terms of green belt purpose is limited given its location and existing development on site. With regards effect on the openness of the green belt, the proposed dwelling will sit adjacent to existing dwellings within the village envelope. The proposed dwelling is 2 storey, stone built of a traditional design to reflect the character of the village. The proposal utilises an existing

access point and sits on existing garden area. As such there is no incursion beyond the built environs of the village so there is no incursion of domestic paraphernalia into the green belt. As such there will be no harm to the open character or appearance of the green belt in this location.

- 5.9 Local Plan policy GB1 and its supporting text (para 18.2) confirms infill development in villages as being appropriate form of development in the Green Belt. Policy H4 also supports small scale housing developments on non-allocated sites such as this.
- 5.10 There is a Scheduled Ancient Monument (roadside cross) outside the site at junction of Berry Lane and Howbrook Lane. The dwelling is located circa 18m from the SAM and boundary treatments adjacent to it are unaffected. As such the setting of the SAM is unaffected. The proposal is a traditionally designed, stone built 2 storey dwelling is entirely in-keeping with its surrounds. The proposal is therefore well designed and preserves the residential character and appearance of the village. It will not give arise to any issues of overlooking and provides adequate garden space for future residents.
- 5.11 As such, the proposal complies with Local Plan policies GD1, D1 and HE1.
- 5.12 This statement and the supporting technical documents confirms there are no adverse impact from the proposed development and the scheme is wholly compliant with national and local planning policy.
- 5.13 In view of the above, it is considered the scheme satisfies national and local policy and represents a suitable development proposal for the site that addresses all the relevant and material considerations. In this context, the proposal satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004 and it is considered that planning permission should be granted.