PROPOSED ERECTION OF DETACHED BUNGALOW ON LAND (RESUBMISSION OF APPLICATION 2011/0152)

LAND TO REAR
4 ROBIN LANE
ROYSTON
BARNSLEY
S71 4EA

PLANNING/DESIGN & ACCESS STATEMENT

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1.0 INTRODUCTION

1.1 PH Planning & Design have been instructed by the applicant to prepare and submit a full planning application seeking consent to erect a detached bungalow on land to the rear of 4 Robin Lane, Royston. The application is a resubmission of a previously refused application that was refused under planning application reference 11/0152

1.2 The submitted planning application has been prepared with the reasons for refusal in mind and makes appropriate amendments to the original proposal to overcome the refusal reasons.

1.3 This supporting document will outline the application site, relevant planning policy and make a reasoned justification as to why it is considered the proposed development is considered appropriate.

2.0 THE SITE

2.1 The application site is an area of land to the rear of 4 Robin Lane, Royston which currently forms part of the domestic curtilage of 4 Robin Lane. The land is of a flat and level nature with mature and established hedging denoting the perimeter boundaries.

2.2 The application site forms part of a larger piece of land that was developed in the late 1980's with the erection of 2 detached bungalows and again later with the erection a further detached bungalow in the rear garden area of 2 Robin Lane.

2.3 To the east and south of the site the land opens up into agricultural fields which are accessed via Robin Lane, south west of the site is Back Poplar Terrace, a road of 2 two storey terrace properties. Directly west of the application site is the third detached bungalow that was constructed at a later date, this property is accessed via Back Popular Terrace.

2.4 The site is located within a predominantly residential area on the cusp of the built environment and is close to the local shopping centre and its amenities. The application site is located within an area served by god highway networks and public transport services making the site highly sustainable.

2.5 The application site is unallocated on the Barnsley Council Unitary Development plan.

3.0 PROPOSAL

3.1 The application seeks full planning consent for the erection of a detached bungalow within the rear garden area of 4 Robin Lane, Royston. The proposed bungalow is a mirror image of the existing property and the adjacent property no.2 Robin Lane.

3.2 The application is a resubmission of a previously refused application which was refused for the following reasons;

> In the opinion of the Local Planning Authority the proposed dwelling would be contrary to Policy H8D of the Unitary Development Plan, the Council's Supplementary Planning Guidance Note 3 and the principles of PPS1 and 3 in that its design (in terms of eaves height, roof design and fenestration) would architecturally inconsistent with the character of the host and immediately adjacent properties, to the detriment of visual amenity.
>
> The proposed development fails to provide sufficient and suitable accommodation within the site for the turning of emergency and refuse vehicles in order to enter in and exit the site in a forward gear. Consequently, the proposal would not meet Building Regulation standards and reduce highway safety to an unreasonable degree, contrary to UDP Policy T2.

In the opinion of the Local Planning Authority, the proposed development would be contrary to UDP Policy H8D and SPG3, in that it would be an undesirable form of backland development, materially detrimental to the amenities of the host property by reason of disturbance from increased residential and vehicular activity.

3.3 The resubmission takes account of the reasons for refusal and proposes a dwelling that respects the character of the host property and the surrounding area whilst providing sufficient access and refuse collection arrangements.

4.0 POLICY

4.1 Unitary Development Plan Policy H8A - the scale, layout, height and design of all new dwellings proposed within the existing residential areas must ensure that the living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy, landscaping and access arrangements.

4.2 Unitary Development Plan Policy H8D - Planning permission for infill, backland or tandem development involving single or a small number of dwellings within existing residential areas will only be granted where development would not result in harm to the local environment or the amenities of existing residents, create traffic problems or prejudice the possible future development of a larger area of land.

4.3 Unitary Development Plan Policy T2 - Development will only be allowed if the additional demand for travel generated can be accommodated on the highway network without significant detriment to the environment or the safety and ease of movement of vehicles and pedestrians using the network, or through measures to assist public transport, cycling or walking. Completion of the necessary highway works or other measures may be the subject of conditions attached to the planning permission or be the subject of a planning obligation

under section 106 of the town and country planning act 1990 or other agreement requiring an appropriate contribution from the developer to the cost of the works or measures.

4.4 Planning Policy Statement 3 (Housing) - In support of its objective of creating mixed and sustainable communities, the Government's policy is to ensure that housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure. This should be achieved by making effective use of land, existing infrastructure and available public and private investment, and include consideration of the opportunity for housing provision on surplus public sector land (including land owned by Central Government and its bodies or Local Authorities) to create mixed use developments. The priority for development should be previously developed land, 25 in particular vacant and derelict sites and buildings.

5.0 PLANNING JUSTIFICATION

5.1 Infilling in residential areas can make a valuable contribution to the housing stock and character and appearance of an area. The Government promotes the best and most efficient use of land and outlines that new development proposals should where possible be on previously developed i.e. Brownfield sites. Until recently the curtilage of a residential property was considered to be land previously developed and therefore constituted as a Brownfield site, such sites are now considered to be Greenfield. Development of Greenfield sites would be appropriate where it would not result in harm to the predominant land use of the area or material change or affect the character and appearance of a particular location.

5.2 The character and appearance of an area is defined by buildings, open spaces and landscape features, and it may on occasions be adversely affected by infilling. for example. due to the loss of trees. insufficient garden sizes/space between buildings, or inappropriate siting, scale or design of development.

5.3 In this instance the application site is considered to be a Greenfield site that would be suitable for residential development in that the surrounding area is of a residential nature and is located within a highly accessible location close to local amenities and transport networks. The area to the west and south-west of the site is densely population with terrace properties however the immediate area around the site is characterised by 3 detached bungalow properties.

5.4 Given the reasons cited within the previous refusal it is reasonable to assume that the Local Planning Authority also concur with the assessment that the proposal represents an appropriate form of development of this Greenfield site.

5.5 Reason 1 of the decision notice outlines the Councils concerns relating to the design and appearance of the proposed dwelling, this has been addressed with the submission of a bungalow that is a mirror image of the host property and the neighbouring property no.2 Robin Lane. It is therefore considered that the proposed new dwelling represents an appropriate form of development in terms of it scale, massing, design and appearance.

5.6 Reason 2 suggests that suitable internal turning facilities for emergency and refuse vehicles were not provided. Existing refuse collections will be utilised from Robin Lane, the refuse vehicle currently reverse along Robin Lane to where the driveway that serves 2 and 4 Robin Lane meet, this is where bins are collected and emptied together with bins from properties 51-63 Back Poplar terrace. To provide internal turning facilities for refuse vehicles would be unreasonable given the existing collection service and the fact that the refuse service would not enter the site even if turning facilities were to be provided. With regards to emergency vehicles, in the case of a fire, fire tender can access the site via Robin Lane and will be within reaching distance of the hose.

5.7 Policy H8D suggests that forms of back land development will only be permitted where the resulting development would not result in harm to the

local environment or the amenities of existing residents or create traffic problems. Reason 3 of the previous refusal outlines that in the opinion of the Local Planning Authority that the siting of a residential property in this location would represent and undesirable form of backland by virtue of disturbance from increased residential and vehicular activity.

5.8 It is our contention that the proposed dwelling would not result in any harm to the amenities of the host property and would be an appropriate form of backland development. The residential amenities of the host property will be protected by the erection of a 2 metre high closed boarded fence along the proposed boundary denoted by the dashed line on drawing no. 1111/01 this fencing will act as a screen and acoustic barrier preventing any potential overlooking and noise disturbance from vehicles using the new driveway. In terms of disturbance from increased vehicular activity Highway TRICS Data suggests that one new dwelling will create between 6 and 10 traffic movements per day, this level of activity is considered to be considerably low and would not have any adverse impact upon the host property.

5.9 Having regard to relevant policies of the Barnsley Unitary Development Plan and the reasons cited within the previously refusal it is considered that the revised proposal would be an appropriate form of development and accords to relevant policies of the Unitary Development Plan.

6.0 DESIGN & ACCESS PRINCIPLES

6.1 Use

The use of the site for residential purposes has already been determined under the outline application approved.

6.2 Layout

Both the internal and external layout of the proposed dwelling has been subject to great consideration. The proposed dwelling has been positioned so that any habitable rooms do not overlook and adjacent properties. Both the

external and internal layouts have been designed to accommodate all uses and the area immediate around the property is of a level nature. In terms of crime prevention measures all windows and door will be of a high BS standard with boundary treatments offering added security in addition to levels of security lighting.

6.3 Landscaping

The application site will benefit from both hard and soft landscaping with a lawned area to both the front and rear with levels of shrubbery. The rear garden area will benefit from some hard paving adjacent to the rear elevation and the driveway and turning facilities will be finished with a drained and sealed hard surfaced. Existing landscaping will be retained where possible.

6.4 Appearance

The appearance of the proposed dwelling is considered to respect both the character of the host property and the immediate area in terms of architectural detailing. It has been the applicant's intention from the outset to achieve a high quality design whilst maximising the use of the land and respecting the character and appearance of the surrounding area.

6.5 Access

Access to the site will be provided via Robin Lane and a new driveway along the eastern boundary of the host property, internal turning facilities are provided that allow vehicles to enter and leave the site in a forward motion.

The site is served by existing refuse collections on Robin Lane and are noted on drawing 1111/01.

7.0 CONCLUSION

7.1 For the reasons outlined within this report it is considered that the proposal would be an appropriate form of development and would not result in any significant harm to the character of the area of the residential amenities of the host property or adjacent properties.

7.2 It is therefore with respect that I ask you to conclude the same and approve the application.