2025-02-05: PLANNING STATEMENT

In respect of a planning application for the erection of a detached 3-storey dwelling at:

102a Hawshaw Lane, Hoyland,
Barnsley. S74 0HH

CONTENTS

1.0 Introduction

1.1 This statement is prepared in support of a full planning application for the erection of a detached dwelling on land at 102a Hawshaw Lane, Hoyland

1.2 Proposals are in alignment with Barnsley SPG for Design of Housing Development, July 2023.

1.3 It will consider the planning policy position and provide an overview of the relevant material considerations relating to the proposed development.

1.4 The extract below shows the location of the site relative to nearby development.

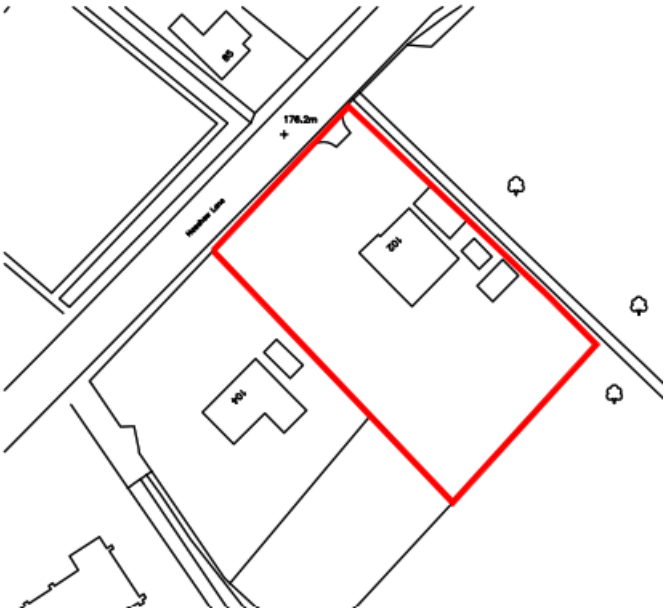

Image 1: Location Plan

1.5 Alongside this statement, the application is supported by plans / information listed below:

- 2025-02-01: Proposed GAs
- 2025-02-02: Existing and Proposed Site Plan
- 2025-02-03: Proposed Garage GAs
- 2025-02-04: Location Plan
- 2025-02-06: Design and Access Statement

2.0 The Site

2.1 The proposal is a detached dwelling lying on in fill plot another a main road. It is set within a residential context and well within the defined settlement of the town of Hoyland.

2.2 The property is of two-storey scale, with a further floor within the roof space, as is the general scale of properties local to the site. Properties here are primarily set away from the road with frontage parking in an area of mixed character where properties are of similar scale and material

2.3 The adjacent properties have an aligned frontage, and the new building aligns with this.

2.4 The site comprises part of the side garden of No.102 adjacent. The land will be transferred. 102 is owned by the applicants mother in law, and the new build will be occupied by her family to provide support in her later, deteriorating years.

2.5 The site is unconstrained by any landscape designations nor is it within a Conservation Area.

3.0 The Proposal

3.1 Planning permission is sought for the erection of a detached three-storey dwelling, with detached garage at the rear and subservient to the house.

3.2 The proposed dwelling is set between two existing properties. To that end, the proposal has been designed to respect the hierarchy of buildings and to fit comfortably with the pattern of development also by reflecting the prevailing character of the street, and the building line of the street.

3.3 A mixed, multi brickwork is proposed for the facades of the dwelling, with a dark grey roof over, with cast stone features. The materials thereby reflect those that are prominent in the road.

3.4 Two parking spaces are proposed to the front of the property, with private garden space formed to the rear, a minimum of 50m.sq as recommended in the aforementioned SPG.

3.5 Internally, the ground-floor accommodation provides for a lounge, kitchen/diner, study, utility, integral garage and WC. At first-floor level, three bedrooms are proposed with a family bathroom and walk in wardrobe. At second-floor level, there is the fourth bedroom and en-suite

4.0 Planning History

4.1 A review of the Council's planning website identifies no planning history on the site, although the adjacent house has permission for a new lean-to roof, which was approved and implemented some years ago.

5.0 Planning Policy Context

5.1 The revised National Planning Policy Framework was published in December 2023. It contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision making purposes. The NPPF is supported by the Planning Practice Guidance (PPG), which assists applicants and decision makers to interpret the NPPF.

5.3 The development plan for Barnsley Local Plan SPG document 2023 which sets out the planning polices and land allocations to guide future development of the district.

5.4 Where relevant to the consideration of this proposal, these policies will be referred to directly within the 'Planning Considerations' section of this report.

6.0 Planning Considerations

Principle of Development

6.1 The proposal has been demonstrated to take account of the local context, and seeks to deliver a dwelling that does not draw attention to itself. Put simply, this is not a location that demands an innovative approach to design but one where sensitivity and simpleness are considered to be key. It is an infill plot within a residential area where there is some prevalence to the scale and materials that are visible. The proposed dwelling recognises this, sits comfortably in this context and thereby responds to local distinctiveness here.

6.2 Compliance has thereby been demonstrated with criterion set within the policy. With regards to the environmental elements of the proposal, the proposed dwelling would be built to current Building Regulations standards and would provide an environmentally sustainable development through the incorporation of renewable energy provision such as PVs and ASHP, the use of sustainable constriction techniques, the utilisation of water efficient taps, showers and toilets, and energy efficient white goods. Electric car charging provision will also be made.

6.3 Biodiversity improvements can be delivered, in terms of new native landscape planting. With this in mind, the proposal is considered to offer environmental gains that would support the environmental objective of sustainable development.

Local Building Characteristics

6.4 As mentioned, the new build will use a multi, blend brick with dark grey joints, cast stone detailing with dark grey tiles. Examples of housing that fits this demographic on the same street are shown below:

Land Contamination

6.5 The site lies in a residential area where there is no known risk from land contaminants and, in any event, there is no history of any use of this land that is likely to give rise to any contamination risks.

Flood Risk and Drainage

6.6 The proposal lies within Flood Zone 1, and is thereby in a location that is not at risk of flooding.

6.7 Furthermore, there is sufficient scope and capacity within the site to address the surface water drainage from the development so as to avoid increasing the risk of flooding elsewhere.

6.8 There also appears to be no impediment to a suitable foul drainage connection being made.

6.9 As such, the proposal can provide suitable drainage provision for the accommodation provided.

7.0 Planning Balance

7.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The consideration is, therefore, whether the development accords with the development plan and, if not, whether there are material considerations that would indicate a decision should be taken contrary to the development plan.

7.2 There can be little contention that the proposal lies in an accessible and sustainable location. Day-to-day facilities and services are within walking and cycling distance of the site, and there is access to bus services to other major centres also.

7.3 Environmentally, the proposal demonstrates benefits that are directly applicable to the proposal. It is entirely possible to deliver a dwelling that complements the area and which will sit comfortably in its surroundings.

7.4 The proposed layout has considered and addressed all of the supporting infrastructure, including policy compliant parking and good sized and usable amenity space that will enable a good quality of life for future occupants. Biodiversity enhancements are proposed which, coupled with the sustainable construction and renewable technology engaged in the build will deliver an environmentally efficient dwelling that delivers benefits wherever possible.

7.5 With this in mind, the proposal is considered to offer environmental gains that demonstrate the environmental sustainability of the development also.

7.6 For all of these reasons, it is felt that the proposal demonstrates a cohesive approach to sustainability that meets with the aspirations of the NPPF and accords with the development plan. In the absence of any material considerations that would indicate a decision should be taken other than in accordance with the development plan, it is respectfully requested that the LPA grant planning permission in the terms requested.