2021/1476

Applicant: Mr G Jones

Description: Change of use from 2no flats to 1no dwellinghouse

Site Address: 137 Milton Road, Hoyland, Barnsley, S74 9BG

Site Description

The application relates to a rectangular site measuring approximately 180m2. The site accommodates a 2 storey, double fronted, rendered building to the East of the site fronting Milton Road. The building was previously a public house but has been used as residential accommodation in more recent years, subdivided into flats. There is an existing vehicular access to the South of the building, directly from Milton Road. The access leads the full length of the site to a car parking area mid-way and outbuildings adjacent to the rear boundary. The remaining area of the site is predominantly garden/planting areas.

The surrounding area is predominantly residential in nature with terraced dwellings, fronting Milton Road, to the South East and North East, bungalows at a lower level, in a backwater position, to the South, 2 storey semi detached dwellings, off Field Head Road to the North West and further terraced dwellings, between Field Head Road and Milton Ponds beyond the rear boundary.



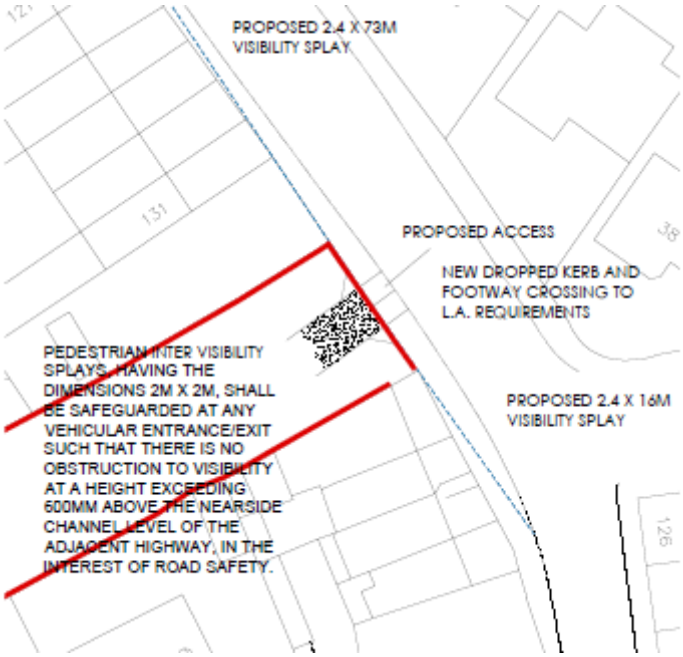


Site History

93/1418 – change of use to HMO and creation of a parking area – approved

95/1189 – Conversion of public house into 2no. flats – approved

2020/1291 - Demolition of existing building last used as flats and residential development of 1no dwelling (Outline with all matters reserved apart from means of access) – approved



2021/1223 - Conversion from 2no flats into 1no 4 bedroom family dwelling (Lawful development certificate for a proposed use) - Withdrawn

Proposed Development

The applicant seeks permission to convert the existing building which contains 2no. flats into a single dwelling. The accommodation would include a snug, open plan living/dining/kitchen and shower room on the ground floor, 4no. bedrooms (1no. en-suite) and a bathroom on the first floor and a further bedroom in the roof space. External alterations would be limited to the inclusion of rooflights and minor fenestration alterations. Existing parking and amenity spaces would be retained.

<u>Existing</u>



Proposed



Policy Context

The site is allocated as Housing Allocation within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy H1 The Number of New Homes to be Built

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

Policy BIO1 Biodiversity and Geodiversity

Policy CC2 Sustainable Design and Construction

SPD's

Those of relevance to this application are as follows:

-Design of Housing Development
-Parking
-Sustainable Travel

Other

South Yorkshire Residential Design Guide

NPPF

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. 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 as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 92 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 111 - 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.

Para 126 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Consultations

Ward Councillors – No comments

Representations

13 neighbouring residents were consulted, no comments were received.

Assessment

Principle of development

All new dwellings proposed must ensure that 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. In addition, development will only

be granted where the development would maintain visual amenity and not create traffic problems or prejudice the possible future development of a larger area of land.

Residential Amenity

No extensions are proposed as part of the proposed works, as such, the development will not increase overshadowing or be an overbearing feature.

In terms of privacy levels, the existing openings will be predominantly utilized. The only new openings will be roof lights within the front and rear roof planes. The front roof lights will face the highway and the rear ones will face the application properties relatively long garden area. There will be some views towards neighbouring rear amenity spaces, however, given the sill heights, angle of the windows and the position of the neighbouring properties, overlooking would not be to an unreasonable degree, in accordance with Local Plan Policy GD1.

In terms of noise and disturbance, the property is already used as 2no. flats. The proposal to use the property as a single-family home should not result in additional activity.

In terms of the future residents, the internal space generally meets or exceeds the requirements of the South Yorkshire Residential Design Guide. The outdoor space is relatively generous and far exceeds the requirements of SPD 'Design of Housing Development'.

Visual Amenity

The external alterations are limited to the inclusion of 3no. rooflights on the front roof plane and 1no. on the rear. The windows and doors would be replaced and there would be some very minor alterations to the fenestration on the side/rear. As such, the visual amenity of the streetscene would be maintained, in accordance with Local Plan Policy D1.

Historic character

The building does appear to have some age to it. It doesn't appear on the 1850 historic maps but looks to have built before 1901. The Historic Area Assessment by Historic England does not mention this property, but it likely falls into the following:

The Furnace Inn (Figure 146) and a number of houses were built to the north and north-east of the ironworks site in the second half of the 19th century. This expanded the settlement northwards via Milton Road, even after the closure of the ironworks. The inn was well positioned close to the ironworks, and the later brass foundry on the site, serving the needs of workers, residents and passers-by alike.

In any case, unlike the previous approval on the site, the building is being retained with very little alteration to the fabric.

Mining Legacy

The site sits within a Coal Mining Referral Area; however, no extensions or additional buildings are proposed.

Highways

The dwelling would utilize the existing access point and parking/turning areas as the flats. SPD 'parking' requires 2no. parking spaces and there is space within the curtilage to provide at least that number of spaces. In addition, there is space for turning within the site to allow vehicles to enter and exit the site in a forward. As such, highway safety would be maintained in accordance with Local Plan Policy T4 and NPPF paragraph 111.

Summary

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the revised scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Grant subject to conditions