

2021/1421

Mr Rapp Smith

Erection of two pairs of semi-detached dwellings (4 no. house in total) and associated works

Land adjacent to 110 New Street, Darfield, Barnsley, S73 9LL

Background

No planning history

Description

The application site is an area of land situated to the west of 110 New Street Darfield. The site is part of a larger housing allocation known as HS86 within the Local Plan. The land appears to have previously been used for the grazing of horses and is currently fenced off and has two steel storage type buildings on site.

The site is set within a predominately residential area. The area consists of a variety of residential properties, with semi-detached, detached and terraced properties of different styles and designs. The surrounding properties are constructed of a variety of materials including stone and various shades of brick. The land to the east of the site appears to be being used in connection with the adjacent dwellings, for parking of caravans etc.

New Street is set on a hill where the land to the south slopes significantly resulting in the properties on Doveside Drive to the south being at a much lower level. Directly to the north of the site across New Road appears to be part of a side garden to number 39 and a planning application was approved in outline for a residential development of this site in 2001 however this was not taken to reserved matters stage and the permission has expired. Further along New Road to the north west is a bungalow, number 37. Number 110 is set to the east and is an end terrace dwelling.







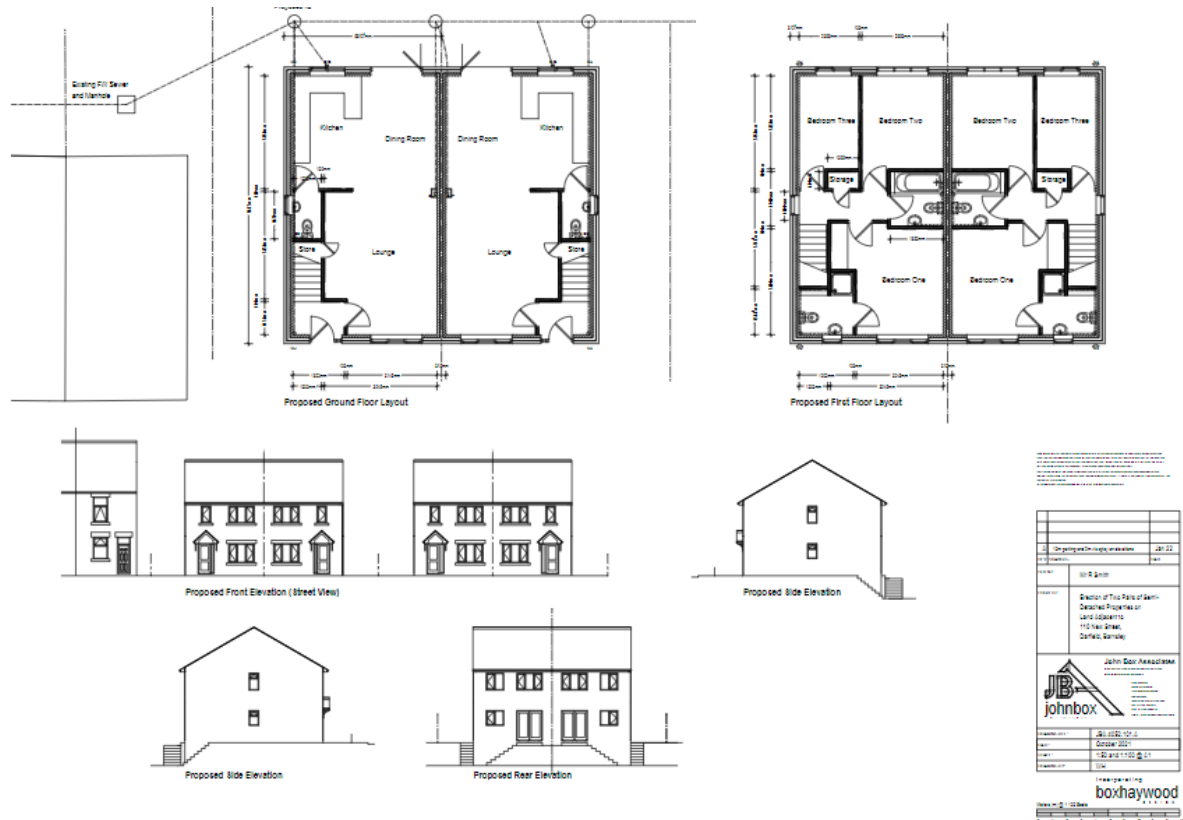


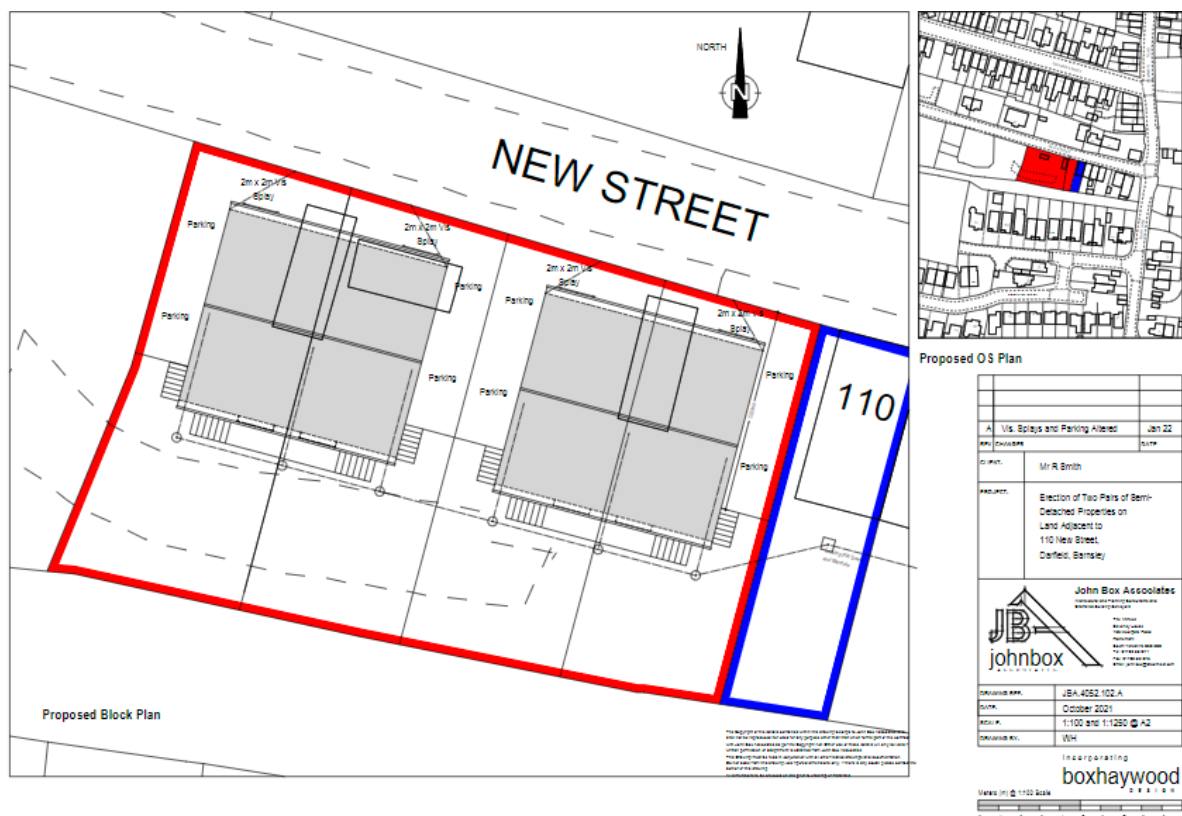
Proposed Development

The application is a full application for the erection of two pairs of semi-detached dwellings (4 dwellings in total). The properties have been designed with pitched roofs and would be

constructed of reconstituted stone to the front elevation and render to the sides elevations. The dwellings have 3 bedrooms and a bathroom at first floor and an open plan kitchen/living/dining area and wc at ground floor.

The plans have been amended at the request of the highways officer to show 2 parking spaces per dwelling in line with policy. The properties have front and rear garden areas. Due to the slope of the land and the rear garden area being at a lower level, steps will be required from the rear elevation at ground floor.





Policy Context

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is within a housing allocation (HS86) as allocated within the Adopted Local Plan.

The following policies are of relevance:-

- GD1 General Development
- H1 The Number of New Homes to be Built
- LG2 The Location of Growth
- T3 New Development and Sustainable Travel
- T4 New development and Transport Safety
- SD1 Presumption in Favour of Sustainable Development
- CC1 Climate Change
- CC4 Sustainable Drainage Systems (SuDS)
- RE1 Low Carbon and Renewable Energy
- D1 High Quality Design and Place Making
- Poll1 Pollution Control and Protection
- BIO1 Biodiversity and Geodiversity

SPDs

The proposals have been considered in relation to the following SPD's:-

- Design of housing development
- Parking

Other Guidance

South Yorkshire Residential Design Guidance

NPPE

The National Planning Policy Framework sets out the Governments 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.

Consultations

Ward Councillors – 1 comment received from Cllr Osborne which states:-

'On the attached plans there is not clear evidence as to how high these properties will be. There are details floor plans with measurements, detailing exact size of each room etc but not clear indication of height. Considering these houses will be a prominent feature on top of a hill, with corresponding views across a wide aspect I believe clarification on the final height of the buildings. The redacted application makes no reference to the colour of the 'reconstituted stone' on the front elevation. Again, given the prominent location these houses will take on a hill overlooking the valley and other houses it may be useful to know which colour these houses will be. The parking areas on both houses don't make it clear how big the parking spaces will be and how many vehicles each will hold. Given the narrow access road to these properties a little clarity on this would be helpful.'

Planning Policy - Reviewing the relevant section of the local plan and its policies map and the plans submitted by the applicant it is not felt the Local Plan policy HS86 is compromised as regards securing comprehensive development.

Drainage – No objections details to be checked by Building Control.

Yorkshire Water – No comments received

Highways – No objection to amended plans subject to conditions

Air Quality – Recommended the provision of 1 EVCP per unit as a condition

Pollution Control – No objection subject to conditions

Representations

No comments received

Assessment

Principle of Development

The site is part of a larger housing allocation known as HS86 within the Local Plan which states that the indicative number of dwellings for the site is 35. Policy H2 The Distribution of New Homes states that sites are allocated for housing in accordance with policy H1 of this Local Plan. Sites within Urban Barnsley and the Principal Towns have been assessed at an indicative density of 40 dwellings per hectare and sites in the villages at 30 dwellings per hectare. A gross to net ratio has been applied to take account of on site infrastructure requirements. There are no site specific requirements for HS86 within the Local Plan therefore the policy states that 'where there are no site specific details any subsequent planning application will be determined in accordance with the Local Plan.'

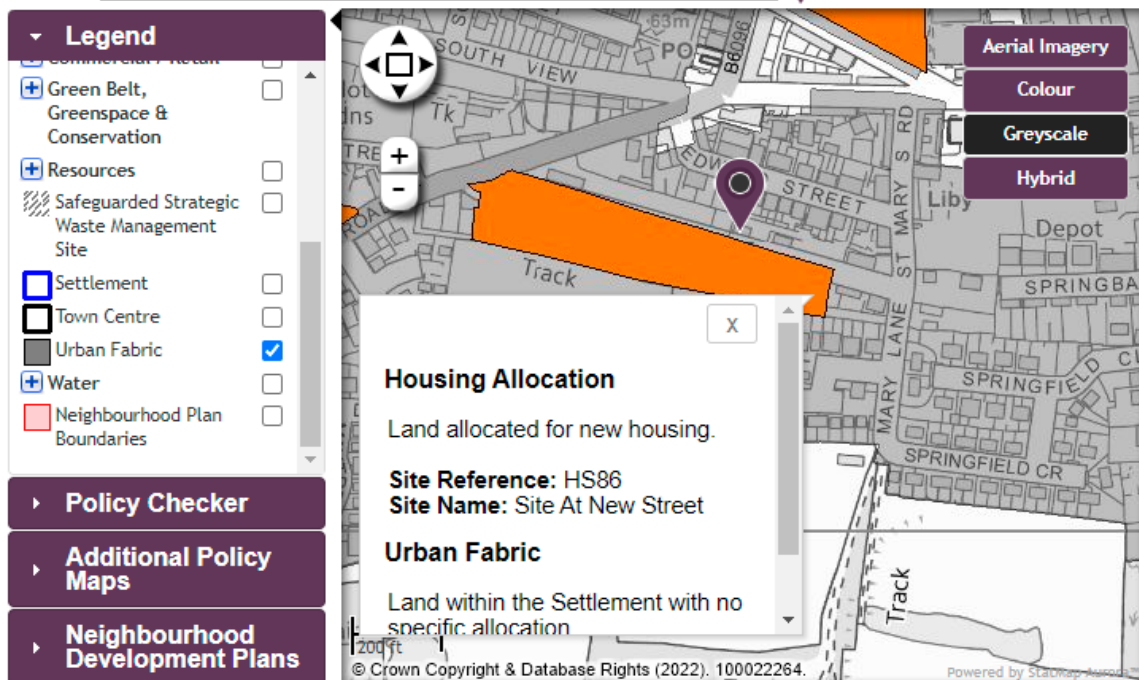
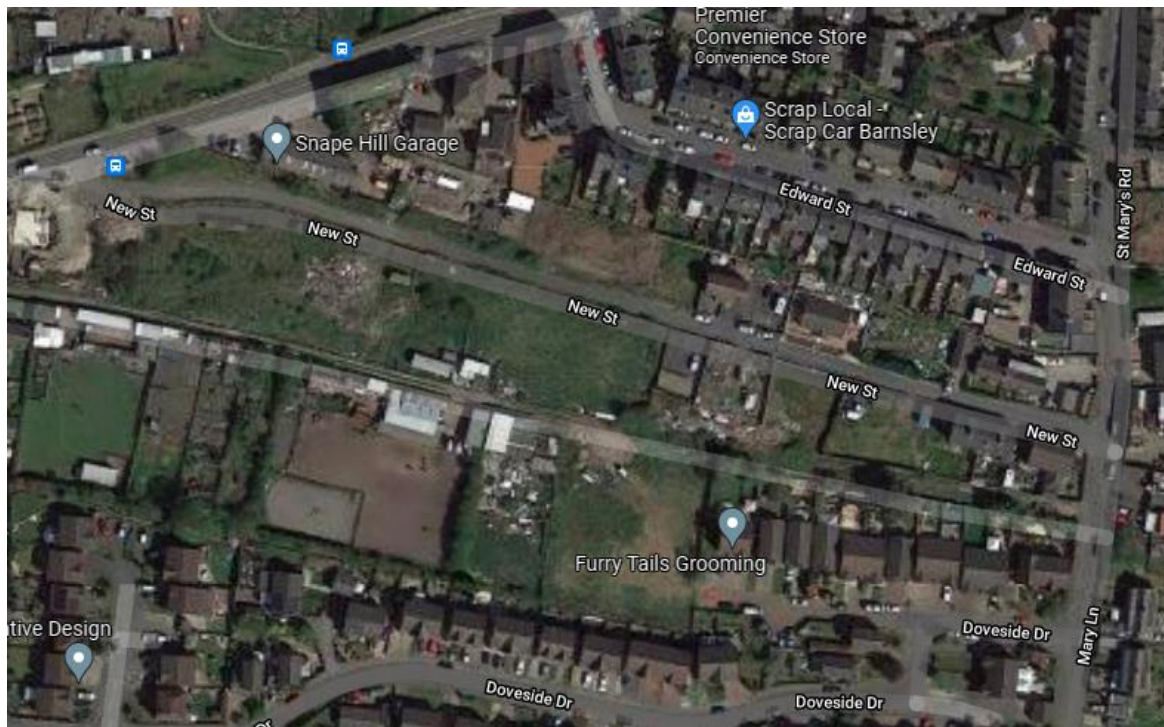
In terms of infill development, the SPD Design of New Housing Development states that 'infill development should not be piecemeal so as to prejudice potential comprehensive development of a larger area of land.' The proposal is for 4 dwellings provided by way of two blocks of semi-detached homes which are sited to the east of the larger area of land. Given the size and shape of the site, the dwellings must be arranged in a linear form as shown on the proposed site plan. In terms of the potential for the development of the larger area of land there are two significant policy considerations relative to comprehensive development of the site:

1. Does the access arrangement and development layout compromise development of the remainder of HS86 and
2. Do the number of homes proposed compromise the remainder of HS86 achieving the local plan indicative yield of 35 homes.

In terms of point 1, a terrace development would perhaps achieve marginally more housing on the site, however this would mean that the required parking spaces per unit could not be achieved. Given the narrow nature of this road it is felt that off road parking should be provided and the proposal put forward maximises the number of units on the site without compromising highway safety/parking.

In terms of point 2, given the location of the site, and the fact that this is a linear site and the proposal does not impede access or restrict the development of the remainder of the land, the proposal would not compromise a comprehensive development of the site. The proposal residential development of the site would be compatible with its surroundings, in this case the street is mainly residential and as such the use of this site for residential uses would be in keeping with the locality.

The site does not currently function as Green Space nor is it shown on the Green Space Register so compensation would not be required.



Residential Amenity

The Supplementary Planning Document 'Design of Housing Development' provides guidance in terms of separation distances and other amenity requirements, in order to ensure that any new development does not cause significant impact by way of overlooking, overbearing and overshadowing of existing dwellings and their private gardens.

The site is set within a residential area therefore there are other dwellings which surround the site. The properties have been designed so that they meet the separation distances set within the SPD in terms of distances from habitable room windows from the adjacent dwellings. The properties are set parallel to number 110 and set further back to the south, however the

dwelling would not cause any significant overshadowing of this dwelling. The properties set to the north of the site would not be significantly impacted by the proposal as they do not face directly onto the site. The proposal should not cause any significant impact upon residential amenity in terms of overlooking or overbearing/overshadowing impact in accordance with the SPD.

The properties themselves have been designed with adequate gardens which exceed the requirements of the Supplementary Planning Document Design of Housing Development, and the room sizes meet the requirements of the South Yorkshire Residential Design Guide.

Overall, the proposal is considered to be acceptable when measured against the guidelines set within the SPD Design of Housing Development in terms of residential amenity and the proposal complies with Local Plan Policy GD1 of the Local Plan.

Visual Amenity

The immediate area consists of a variety of residential properties, with terrace, semi-detached and detached properties. The site is untidy and currently has a number of unauthorised steel storage buildings that appear in a poor condition, therefore the development of this site for residential purposes would improve the visual amenity of the area. The application form indicates that the dwellings would be constructed of reconstituted stone which is acceptable as the surrounding properties are constructed of a variety of materials including stone and various shades of brick. Exact details of the materials can be conditioned.

The properties are of a simple design with one house type proposed of a symmetrical design, with small front porch canopies. The proposed dwellings are not as tall as the terrace row adjacent; however, this is acceptable as there is a variety of ridge heights seen along New Road. The proposed plans show a street view so a comparison can be made with the existing terrace row. The proposed dwellings are set back from the highway to allow for a small front garden area and parking areas to the side which is in line with the guidance within the SPD. The proposal put forward is considered to be acceptable in terms of visual amenity in accordance with the Supplementary Planning Document Design of Housing Development and Local Plan Policy D1.

Highway Safety

Amended plans have been submitted at the request of the Highways Officer, in order to show 2m x 2m pedestrian visibility splays and the driveways have been increased in size to provide 2 parking spaces per unit in line with the SPD. The Highways Officer has no objections to the proposal from a highway safety perspective. The proposal is in accordance with Policy T4 of the Local Plan.

Recommendation

Approve subject to conditions