

2025/0678

Mr Richard Richardson

Brown Vehicle Compound, Carr Green Lane, Mapplewell, S75 6DY

Erection of five detached dwellings.

Site Description

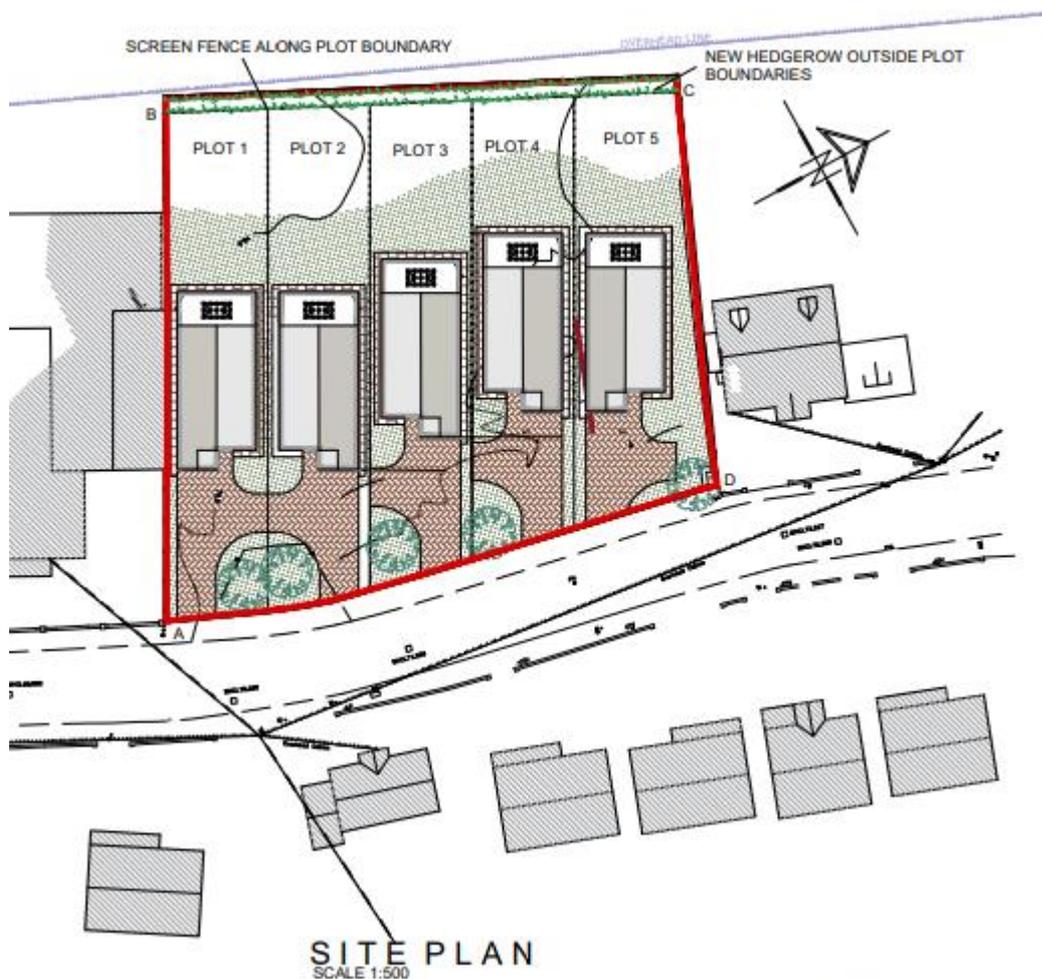
The site comprises a small piece of land between no 68 Carr Green Lane and an existing business to the south. The site is bounded by large hedgerows and there is an existing vehicular access into the site which is secured via metal gates. The surrounding area is predominantly residential and there is a mixture in terms of the age and design of the neighbouring properties.

Planning History

There is no relevant site history.

Proposed Development

The applicant is seeking permission for the erection of 5 detached dwellings. The proposed plans are shown below:





Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan Allocation – Urban Fabric - Land within the Settlement with no specific allocation.

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy CC1: Climate Change – Seeks to reduce the causes of and adapt to the future impacts of climate change.

Policy CC2: Sustainable Design and Construction – aims to minimise resource and energy consumption through the inclusion of sustainable design and construction features in new developments.

Policy CC3: Flood Risk – The extent and impact of flooding will be reduced by not permitting new development where it would be at an unacceptable risk of flooding from any sources.

Policy H4: Residential development on small non-allocated sites – Proposals for residential development on sites below 0.4ha will be allowed where the proposal complies with other relevant policies.

Policy T3: New Development and Sustainable Travel – New development is expected to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.

Policy T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Policy BIO1: Biodiversity and Geodiversity – Development is expected to conserve and enhance the biodiversity and geological features of the borough.

Policy POLL1: Pollution Control and Protection – Development will be expected to demonstrate that it is not likely to result, directly or indirectly, to an increase in air, surface water, or groundwater,

noise, smell, dust , vibration, light or other pollution which would unacceptably affect or cause nuisance to the natural and build environment or to people.

Supplementary Planning Documents:

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019.

The most pertinent SPD's in this case are:

- Design of Housing Development
- Parking
- Biodiversity and Geodiversity
- Sustainable construction and climate change adaptation

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- Section 9: Promoting sustainable transport
- Section 12: Achieving well designed places
- Section 14: Meeting the challenge of climate change, flooding and coastal change

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Consultee	Summary of comments
Local Ward Councillors	No comments received
Biodiversity Officer	No objection subject to conditions
Highways DC	No objection subject to conditions
Environment Agency	No comments received
Yorkshire Water	No objection subject to conditions
Pollution Control	No comments received
Forestry Officer	No objection subject to condition
The Coal Authority	No objection and informative provided

Representations

Neighbour notification letters were sent to surrounding properties. One letter of objection was received raising concerns with regards to overshadowing/loss of light to their balcony.

Assessment

The main issues for consideration are as follows:

- The principle of the development
- The impact on visual amenity and character
- The impact on neighbouring residential properties
- The impact on highways safety
- The impact on trees and ecology/biodiversity
- The impact on flood risk/drainage
- Consideration of representations

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

The site lies within the urban fabric which has no specific land allocation. Policy H4 of the Local Plan states that residential development on sites less than 0.4ha will be supported where they are in line with other development plan policies. Therefore, the proposal here is acceptable in principle provided there is no harm to neighbour amenity, visual amenity, highways safety or to trees or ecological features. These matters are discussed in more detail below.

Visual Amenity and Character

Policy D1 states that Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley including heritage and town scape.

The proposed dwellings fill a gap in the street scene and will sit comfortably between no 68 Carr Green Lane and the existing commercial buildings to the south. The scale and design of the proposed dwellings are not dissimilar to the surrounding properties within the street scene. Carr Green Lane is somewhat varied in terms of the design of the dwellings and material finishes and the proposed dwellings will integrate well with the existing properties.

The proposed dwellings are to be built from stone, with grey upvc windows and grey concrete roof tiles. There are stone properties along the west side of Carr Green Lane and a variety of different coloured windows therefore the proposals will respect the character of the area. The application also proposes to erect a low boundary wall to the front of the properties, with breaks in between to give access to the driveways, this is a common feature in the street scene with the majority of the properties having a similar arrangement.

The proposal is therefore acceptable in terms of visual amenity and impact upon the street scene in accordance with the policies GD1 and D1 of the Local Plan. This weighs significantly in favour of the proposal.

Residential Amenity

Policy GD1 states that proposals for development will be approved if:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;

The proposal has been amended to reduce the impact of Plot 5 on the adjacent property at No. 68. The original design featured a pitched roof with side-facing gables, positioned approximately 3.5 metres from No. 68's south-facing balcony. This arrangement was considered visually intrusive and likely to restrict natural light. In response, the dwelling has been reoriented so that the gable now faces the street, with the roof sloping away from No. 68. This design revision significantly reduces the visual dominance of Plot 5 and improves daylight access to both the balcony and the side elevation window of the neighbouring property. The amended proposal does not now encroach in the 25 degree exclusion zone from the side window of No 68 and is considered acceptable in terms of residential amenity.

Given plots 1-4 are to the south of plot 5 and No 68 Carr Green Lane it is unlikely that any harmful overshadowing would occur to any surrounding neighbours. The 25 degree rule is met between plot 5 and No 68 and due to the positioning of the properties in relation to the sun's path no harmful overshadowing or loss of light would occur.

The proposed dwellings are sufficiently distanced from the neighbours on the opposite side of Carr Green Lane with a minimum of 25m between them which exceeds the minimum requirement set out in the South Yorkshire Residential Design Guide.

Furthermore, the properties are spacious and meet the minimum internal space standards set out in the SYRDG for a 4 bedroom 5 person+ property. The outdoor amenity space also meets the requirements with all the properties having above 60sqm of garden space.

Overall, the proposal is considered to be in compliance with Local Plan Policy GD1: General Development and the SYRDG and is therefore acceptable in terms of residential amenity. This weighs moderately in favour of the proposal.

Highway Safety

Policy T3 of the Local Plan states that new development will be expected to be designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.

Policy T4 of the Local Plan states that new development will be expected to be designed and built to provide all transport users within and surrounding the development safe, secure and convenient access and movement.

Each property proposes a driveway to the front which are adequately sized to provide two parking spaces. This demonstrates an acceptable level of off-street parking for each plot. The driveways are also of a size to be able to provide adequate bin storage and collection pads, and the small garages provide suitable storage for a bicycle.

At present, there is no footway on this side of Carr Green Lane, although narrow facilities are provided to the north of the site that eventually open out to a footway to modern standards. As such, Highways DC officers would ask for a condition including in any decision notice for a 2.0m footway to be provided along the full frontage of the site, not only for pedestrian safety, but also to allow suitable provision for statutory undertakings.

Overall, the proposal is considered acceptable in terms of highways safety and therefore accords with policies T3 and T4 of the Local Plan. This carries moderate weight in favour of the proposal.

Trees and Ecology/Biodiversity

Policy BIO1 of the Local Plan states that development will be expected to conserve and enhance the biodiversity and geological features of the borough by protecting and improving habitats and species, maximising biodiversity and geodiversity opportunities in and around new developments and encouraging provision of biodiversity enhancements.

A preliminary ecological appraisal has been submitted in support of the application which concludes that the nearby pond has no potential for great crested newts. The PEA also sets out that there will be a net loss of habitats which will be offset through a purchase of credits from a habitat bank. There will however been an onsite net gain of hedgerow units which is supported. The hedgerow is shown to be outside of the residential boundary of the new dwellings which is acceptable. This will form part of the 30 year management plan which will be included via condition.

In terms of the existing trees and hedgerows on the site, the majority of these are all young self-set specimens which have grown since the yard was disused with the exception of the conifers which border Carr Green Lane. The proposal will require the removal of all the onsite trees and the Conifer hedge, however given the nature of the site and the trees on it there is no objection to their removal and site clearance.

The removed trees will need to be replaced and the development of this site will allow for better quality specimens to be planted improving the quality of the tree cover on the site. The details of the replacement planting will need to be conditioned as part of the landscaping for the site.

Overall, the proposal is not considered to harmfully impact ecology or biodiversity and suitable enhancements will be secured via condition. Therefore the proposal fully accords with policy BIO1 of the Local Plan and this weighs significantly in favour of the development proposals.

Flood Risk / Drainage

Policy CC3 of the Local Plan states that the extent and impact of flooding will be reduced by not permitting new development where it would be at an unacceptable risk of flooding from any sources of flooding, or would give rise to flooding elsewhere.

A small proportion of the site lies within flood zone 2. This area is small and to the rear of the properties in an area of the outdoor amenity/garden area. Given this, and that it is outside the footprint of the dwellings it is not considered the proposal would cause significant harm to flood risk. The Environment Agency have provided no comments on the application.

The topographical survey submitted with the application shows a slight gradient on the site from where the dwellings would be positioned to the rear of the garden areas. The lowest land level on the site is 69.86m AOD and the finished floor level of the new dwellings is proposed to be a minimum of 70.31m AOD as such, should any surface water flooding occur in the garden area within flood zone 2 this will likely fall away from the dwellings.

The flood risk assessment submitted in support of this application also sets out a number of mitigation measures such as the inclusion of water resisting airbricks, backwater and non-return valves, and electrical installation above 70.61m AOD.

Given the footprint of the dwellings and driveways are within flood zone 1 and only a small proportion of the garden areas is within flood zone 2, the proposals here are considered to have minimal flood risk especially given the proposed mitigation measures. These will be secured via condition.

Overall, the proposed development is not considered to be at an unacceptable risk of flooding and is therefore in accordance with policy CC4 of the Local Plan.

The Lead Local Flood Authority have raised no concerns or objections to the proposal subject to the submission of further drainage details. Yorkshire Water have also requested conditions for further drainage details to be provided. These will be secured via condition.

Representations

One representation has been received from a member of the public. The representation raises concerns with regards to overshadowing and loss of light to the side elevation/balcony on No 68 Carr Green Lane.

Amendments have been sought to minimise the impact of the development on the existing residential properties on Carr Green Lane. The amended proposal is considered to have reduced the visual massing and loss of light/overshadowing to the side of No 68. This has been discussed in more detail above and it has been concluded that the harm would be limited in this instance.

Conclusion

Having balanced all material planning considerations, the proposal will not be significantly harmful to residential and visual amenity, nor will it negatively impact upon highway safety. As a consequence, the positive aspects of the proposal outlined above are not outweighed by any other material planning considerations. The proposal is therefore, on balance, recommended for approval.

Recommendation

Approve with conditions