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# Design, Access and Planning Statement

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33 Hoyle Mill Road

Barnsley

S70 3EN

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Conversion to 2 flats

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## **1. Site Description**

The application site comprises a semi-detached dwellinghouse located on the west side of Hoyle Mill Road.

It is a 2-storey house with a pitched roof, there is outdoor space to the side and back. There are similar residential properties within close proximity.

## **2. Proposal**

The proposal is to provide 2 flats, both with one bedroom occupant. This would be facilitated by the conversion of the existing building. Both flats would benefit from dual aspect outlook and all the rooms are of a good size and shape. There is amenity and storage space for both flats.

## **3. History**

No relevant planning history.

## **4. Policies**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

The relevant development plans for Barnsley related to this site in question comprise:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy GD1: General Development
- Policy D1: High Quality Design and Place Making
- Policy T4: New Development and Transport Safety
- Policy H1: The Number of New Houses to be Built
- Policy LG2: The Location of Growth.
- Policy POLL1: Pollution Control and Protection.
- Policy T3: New Development and Sustainable Travel.
- Supplementary Planning Document(s)
- Design of Housing Development (Adopted July 2023).

- Sustainable Travel (Adopted July 2022).
- Parking (Adopted November 2019).

#### National Planning Policy Framework:

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system.

It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 8 outlines that achieving sustainable development means that the planning system has three overarching objective which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). These three objectives include an economic, a social and an environmental objective.

Paragraph 62 notes that within the context of boosting housing supply, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including families with children, older people and students amongst others).

Paragraph 92 requires that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- . a) Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other;
- . b) Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion;
- . c) Enable and support healthy lifestyles

## **5. Consideration of case**

### Acceptability of the proposal in principle

The proposals involve the subdivision of a 3-bed house to 2 flats with each per floor. The provision of two flats here therefore increases the local housing mix, accordingly the proposal is acceptable in principle.

### Character of the area and the visual amenities of the street scene

Policies aim to achieve a high standard of design in residential developments requiring development to respect the character of the area and the siting and massing of development to respect or improve the existing pattern of buildings. Generally, alterations should achieve a high standard of design and complement the size, shape and character of the existing building. No external changes are proposed and therefore the proposal would not alter the visual appearance of the building or its surroundings.

### Amenities of the adjoining occupiers of the site

Policies state that new development should take account of neighbouring occupiers' amenities. With no external changes or extensions proposed the scheme would not create any new views of overlooking. As such the proposal would not result in any harmful loss of light, privacy or outlook. The internal construction will meet noise insulation standards and therefore would not create any nuisance or disturbance to neighbour occupiers.

With conversions there is always the possibility that there could potentially be an impact on amenity of the residents from activities associated with the comings and goings and general noise and disturbance. However, as the number of bedrooms is less overall, this is not likely to be the case in this situation.

The cycle storage and waste storage will not impact upon residential amenity.

#### Amenities of future occupiers

The application involves the subdivision of 3-bed units into smaller flats. As such, both flats comply with the respective floor space requirements for a two-bedroom flat.

Both units would have excellent outlook and light levels given the dual aspect arrangement. Dedicated private outdoor space is provided to both flats, along with additional space for refuse and cycle storage.

#### Transportation

Parking arrangements would be as existing. Given that the intensity of use, in terms of future number of occupiers, is comparable to the existing situation there would be no material impact on local highway conditions or parking. As such there should be no highway objections to the proposed scheme.

Sufficient space is available for both cycle and waste storage and the final details could be secured by a condition.

### **6. Conclusion**

The proposed creation of the house into two flats units would meet a demand for small and affordable accommodation in the area. The character of the area and neighbouring amenity would be unaffected. The dwellings would meet the Nationally Described Space Standards. The flats would have satisfactory light, outlook, privacy and acoustics. The location is sustainable with good proximity to a range of retail and community facilities. There are no transportation issues and final cycle and refuse storage details can be secured by conditions. Overall, this proposal provides an excellent opportunity for the council to expand its housing stock in accordance with policy.

