

7 June 2016

Section 55 Town and Country Planning Act 1990

Design and Access Statement

Conversion of Nos 14 and 16 Barnsley Road to two houses.

14 and 16 Barnsley Road Wombwell Barnsley

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1. Introduction

1.1. This statement has been prepared to support the following proposal:

Conversion of Nos 14 and 16 Barnsley Road to two houses.

1.2. The site relates to two former houses (Nos 14 and 16) that were the subject of a longstanding conversion firstly to a large shop and secondly to a dwellinghouse (granted by CLU in 2015). The site is in an overtly residential area where characterised by terraced houses.

1.3. Planning permission is sought for the reversion of the building back to its original form as two terraced houses.

1.4. Having regard to the key material considerations in this case it is submitted that the development is appropriate and would have no overriding impact on the amenity of adjoining or surrounding occupiers.

2. Site Context

2.1. Barnsley Road is characterised by two-storey terraced suburban houses dating from C1810. Houses within the street have small front yards and rear gardens. A few such properties (such as No14) have a tunnel leading to the rear.

3. Policy Framework

National Policy

3.1. The National Planning Policy Framework (NPPF) became the primary national planning policy guidance on 27 March 2012. It replaced the previous PPS/PPG system of guidance documents and deleted a significant proportion of planning policy including the Regional Spatial Strategies (RSS). The NPPF includes transitional arrangements for Local Authorities to either prepare a plan that would be NPPF compliant or adapt an existing post 2004 plan to be compliant.

Implementation of the NPPF

3.2. Paras 214 to 216 of Appendix 1 give relevant advice stating:

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214. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with this Framework.

215. In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

216. From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Sustainable Development

3.3. Paragraph 7 of the NPPF sets out the Government's overriding objectives of securing sustainable development. Para 7 of the NPPF identifies the roles of the planning system in achieving sustainable development:

7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

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- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

3.4. Para 14 goes on to provide further emphasis on the focus towards sustainable development stating:

14. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For plan-making this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

Housing

3.5. Section 6 Paragraph 50 of the NPPF sets out the objectives of obtaining a sustainable mix of dwellings in communities:

1. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families

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with children, older people, people with disabilities, service families and people wishing to build their own homes);

- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand;

Local Policy

3.6. The Local Development Framework for Barnsley comprises the Core Strategy, the Joint Waste Plan, the Education Sites DPD, the Unitary Development Plan, the Draft Local Plan and Supplementary Planning Documents. The relevant policies are as follows:

CSP 14 Housing Mix and Efficient Use of Land

Housing proposals will be expected to include a broad mix of house size, type and tenure to

help create mixed and balanced communities. Homes must be suitable for different types of

households and be capable of being adapted to meet the changing needs of the population.

Proposals to change the size and type of existing housing stock must maintain an appropriate

mix of homes to meet local needs.

Priority will be given to the development of previously developed land and we will seek to achieve between 55% and 60% of homes to be built on previously developed land.

A minimum density of 40 dwellings per hectare will be expected, rising to 45 dwellings per hectare within good public transport corridors, and to 55 dwellings per hectare in Barnsley Town Centre.

Lower densities will only be supported where it can be demonstrated that they are necessary

for need, viability or sustainable design reasons.

CSP 29 Design

Design Principles:

High quality development will be expected, that respects, takes advantage of and enhances

the distinctive features of Barnsley, including:

topography, Green Infrastructure assets, important habitats, woodlands and other natural features

views and vistas to key buildings, landmarks, skylines and gateways

heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around:

Barnsley Town Centre

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Penistone and the rural villages in the west of the borough
within and adjacent to Conservation Areas

Development should:

contribute to place making and be of a high quality, that contributes to a healthy, safe
and sustainable environment

help to transform the character of physical environments that have become run down and
are lacking in distinctiveness

enable all people to gain access safely and conveniently, providing, in particular, for the
needs of families and children, and of disabled people and older people

contribute towards creating attractive, sustainable and successful neighbourhoods

achieve a Building For Life assessment rating of 'good' or equivalent as a minimum, in
developments of 10 or more dwellings

4. Development Principles

4.1. The development is within Barnsley and the principle of development is therefore
acceptable subject to other policy considerations.

5. Design Appraisal

Amount

5.1. Planning permission is required by virtue of S55(3) of the Town and Country Planning
Act 1990 which states:

(3)For the avoidance of doubt it is hereby declared that for the purposes of this section—

(a)the use as two or more separate dwellinghouses of any building previously used as a
single dwellinghouse involves a material change in the use of the building and of each part
of it which is so used.

5.2. In terms of built form the amount of development is unchanged. Alterations proposed
to the use of the building as two houses will be discussed at 'Layout'.

Scale

5.3. The scale of development does not alter.

Layout

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5.4. The proposed layout seeks to roll back alterations done to this building over its lifetime and restore the building to two dwellings. In comparison to the layout of dwellings within the street the development would be in keeping with the pattern of houses fronting Barnsley Road.

5.5. It is recognised that this change of use to two houses may result in a minor intensification however when compared to the existing 7 bedroom dwelling the proposal will not result in an intensification in the number of bedrooms within the building nor the number of people resident at any one time. The layout of development on this site is considered acceptable.

Landscape

5.5. The proposal does not seek to effect a landscape improvement nor would it be appropriate give the hard urban environment of the area.

Appearance

5.6. The appearance of development does not significantly differ. The sole change is the reinstatement of one door and one window to the rear elevation which is 'permitted development' by virtue of Class A of Part 1 of Schedule 2 of the General Permitted Development Order 2015 (As amended). As such the appearance of the development is considered appropriate.

6. Access Appraisal

6.1. The access arrangement of this development does not differ from the existing situation.

6.2. In terms of car parking the proposal would result in a net decrease in the number of parking spaces required when compared to the existing 7 bedroom dwelling on the site.

7. Conclusion

7.1. Given the above it is expected that the LPA will seek to approve this application. The applicant awaits confirmation of the Council's CIL standing in due course.