
2021/0324

Mr. Sean Eaton

Erection of 2no detached two storey dwellings and associated works

534 Carlton Road, Carlton, Barnsley, S71 3JE

Site Location and Description

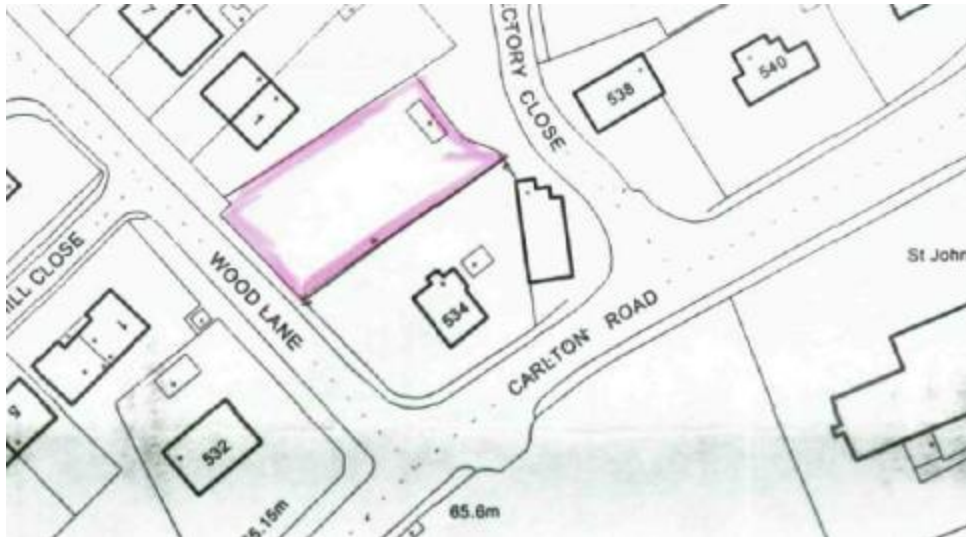
The application relates to a detached 2 storey dwelling and its associated garden area. The site sits on a corner plot with Carlton Road to the South and Wood Lane to the West. The site is not within the Carlton Conservation Area but is adjacent to it. The surrounding area is predominantly residential in nature. The dwelling sits to the South of the site, fronting Carlton Road, and the gardens mainly wrap around the South Western and North Western elevations. Vehicular access is taken from Carlton Road with a driveway and detached garage to the East of the dwelling. The site is enclosed by a mixture of hedges, brick walls and fencing.

There are semi-detached properties, fronting Wood Lane, to the North of the site. A detached bungalow to the East, a church and its associated grounds opposite Carlton Road to the South and bungalows opposite Wood Lane to the West.



Site History

2007/0652 – Residential Development (Outline) – Approved subject to conditions



Proposed Development

The applicant seeks permission to erect 2no., 2 storey detached dwellings in the rear garden area of 534 Carlton Road. The dwellings would front, and take vehicular and pedestrian access from, Wood Lane. The accommodation within the properties would consist of a lounge, kitchen/diner, study, WC and utility room on the ground floor and 4 bedrooms (1no. en-suite) and a bathroom on the first floor.

To the front of the properties would be 2no. off road parking spaces and a small garden area. To the rear would be an enclosed, private amenity space.

The applicant also proposes to amend the window positions in the host property (534) so that they do not directly face the proposed dwellings or their associated amenity spaces.



Policy Context

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

Policy H1 The Number of New Homes to be Built

Policy H4 Residential Development on Small Non-Allocated sites

Policy H9 Protection of Existing Larger Dwellings

Policy HE1 The Historic Environment

Policy GS1 Green Space

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 CC1 Climate Change

Policy CC2 Sustainable Design and Construction

SPD's

Those of relevance to this application are as follows:

- Designing of housing Development
- Parking
- Open Space Provision on New Housing Development

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

Para 109 - 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 124 - 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

Tree Officer – No comments

Conservation Officer – No objections to revised Plans

Drainage – Building Control to check

Highways – No comments

Ward Cllrs – No comments

Representations

A site notice was erected and 11no. neighbouring properties were sent notification letters. As a result of the consultation exercise 3no. no letters of objection have been received. The main points of concern are;

- Loss of privacy
- Impact on maintenance of neighbouring properties
- Overbearing/overshadowing
- Trees already removed from the site, further loss of hedges
- Reduced enjoyment of house and garden
- Does not reflect existing building line
- Reduced highway safety
- Site on a safer route to school
- Increase pressure on parking

Assessment

Principle of development

The site is allocated as Urban Fabric within the Local Plan. Local Plan policy H4 'Residential Development on small Non-allocated sites' states 'proposals for residential development on sites below 0.4 hectares will be allowed where the proposal complies with other relevant policies within the plan.

Policy H9 'Protection of Existing Larger Dwellings' states that development within the curtilage of existing larger dwellings will be resisted where it will have an adverse impact on the setting of the original dwelling, and the size of the remaining garden area. The supporting text also states that the Government has changed the designation of garden areas from 'brownfield land' to 'greenfield land' in an attempt to resist additional houses within the curtilage of larger homes, known as 'garden grabbing', as this has also had an adverse impact on larger housing stock.

SPD 'Design of Housing Development' states that larger dwellings are those that have four or five bedrooms or are **capable** of accommodating four or five bedrooms without significant adaption. It is acknowledged that the host property has 3no. bedrooms, however, the dwelling could become a 4-bedroom property without significant alteration, as such, policy H9 applies.

It should be noted, however, that the host property would be retained with a garden area which exceed the SPD requirements. Furthermore, policy H9 seeks to retain 4/5-bedroom properties within the borough as a number have been lost or have been negatively impacted on while there is still a need and desire for these types of properties. This application, in addition to the host property, would result in 2no. additional 4-bedroom properties which would add to the stock of these type of properties as well as contribution, in a small way, to the overall Local Plan Housing targets.

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.

Given the site is adjacent to a Conservation Area Barnsley Local Plan Policy HE1: The Historic Environment is relevant. This policy positively encourages developments that help in the management, conservation and understanding of the historic environment.

Residential amenity

It is noted that the development of a garden area would increase noise and disturbance through residential and vehicular activity, although, given the nature and density of the surrounding area the introduction of 2no. properties would not result in significant noise and disturbance to warrant refusal in this case.

The proposed dwellings would sit to the South East of the existing semi-detached dwellings on Wood Lane and would be positioned between 1.4m and 3m from their side elevation. However, the front building line of the proposed properties would be similar to the neighbouring properties. Although the proposed rear elevations would project beyond the neighbouring rear elevation it would only be by circa 1.5m and would be angled away, as such, it would not significantly increase overshadowing or be an overbearing feature.

There is a window proposed on the side elevation facing the neighbouring semi-detached properties at first floor level, however, that window would serve a non-habitable room and would not significantly reduce privacy levels.

There are no properties immediately to the rear of the proposed dwellings and the proposed rear habitable room windows are in excess of 10m from the neighbouring private amenity spaces. The proposed front elevation windows would face the side elevations of bungalows on the opposite side of Wood Lane, but the dwellings are separated by the highway and there is in excess of a 12m separation distances, in accordance with the SPD.

There is only a 5.8m separation distance between the existing habitable room windows on 534 Carlton Road and the proposed side elevation, which falls short of the 12m required. However, the applicant has also proposed to reposition the windows/doors on the host property from the rear elevation to the side elevations, as such, the rear elevation would be blank.

The host property has garden areas to both sides of the property so the amounts of light and outlook from the repositioned windows would be acceptable.

Obviously, the proposed dwellings would be built on the existing rear garden space of the host property. However, the host property would still retain an area of rear garden, but the main amenity space would be to the West of the dwelling. It would exceed the 60m required and, despite being on the corner of Carlton Road and Wood Lane, would be private given that the existing mature hedge adjacent to Wood Lane would be retained and a new fence between the host property and proposed properties would be introduced. As such, the residential amenity for the occupants of the host property would be to a reasonable degree, and in accordance with Local Plan Policy GD1.

In terms of the future occupants of the proposed dwellings, the internal spacing generally meets or exceeds the requirements of the South Yorkshire Residential Design Guide and garden areas exceed the requirements of the SPD, as such, acceptable levels of residential amenity would be achieved, in accordance with GD1.

Visual Amenity/Heritage Impact

The Conservation Area adjoins the Eastern and the Southern boundaries of the site, as such, the site is not within the Conservation Area but is immediately adjacent to it and could have an impact on its setting. The conservation Officer initially had concerns with the original proposal given the large footprint of the dwellings and the design of the elevations, however, they have since been revised and reduced in size. The Conservation Officer concludes that the revised dwellings do seem more in keeping with their immediate neighbours and would not suggest this introduces harm to the setting in itself. In summary it seems a finely balanced matter but any harm in heritage terms are likely to be low level.

Although the properties would be slightly deeper than the immediately adjacent properties, they would have a width comparable with both the extended semi-detached property to the North and the side elevation of the host property to the South. As such, they would sit comfortably between those dwellings and maintain the character and development pattern of the Streetscene, in accordance with Local Plan Policy D1 and the SPD.

There are a mixture of designs, ages and styles of properties within the immediate area, as such, there is no set architectural style to adhere to. However, the proposed dwellings do take design cues from immediately adjacent properties such as bay windows and hipped roof. There is also interest added to the front elevations of the properties with the projecting section and the mix of materials. As such, the dwellings would harmonise with the neighbouring properties and sit comfortably within the streetscene.

It is noted that trees within the site have already been removed and a section of hedge would be removed to provide access to the proposed dwellings. However, a section of hedge in the most prominent corner position would be retained to provide private amenity space to the host property and garden areas would also be provided to the front of the dwellings to soften the parking areas and front elevations of the properties. This arrangement would reflect the existing arrangement to the front of the neighbouring semi-detached properties.

There would be pedestrian access to the rear of the 2no. proposed dwellings and the host property so that bins and recycling containers could be stored to the rear away from the more prominent locations, in order to maintain the visual amenity of the streetscene.

Highway Safety

The access points would be onto a non-classified road and reflect the current arrangements of the existing properties along wood lane. The driveways would also be set away from the junction with Carlton Road. Each property would have 2no. off road parking spaces, in accordance with SPD 'Parking'. The host property would also retain its existing access point off Carlton Road and parking areas and garaging for at least 2no. vehicles. As such, highway safety would be maintained in accordance with Local Plan Policy T4.

Conclusion

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 planning permission subject to conditions

1. *The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.*

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. *The development hereby approved shall be carried out strictly in accordance with the amended plans (Nos. MSH001-001A, 002A, 003A, 004A & 005) and specifications as approved unless required by any other conditions in this permission.*

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. *Upon commencement of development details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.*

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

4. *Upon commencement of development a plan indicating the position of boundary treatment(s) to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.*

Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property in accordance with Local Plan Policies GD1 General Development Policy and D1 High Quality Design and Place Making

5. *Upon commencement of development details of measures to facilitate the provision of high speed full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.*

Reason: In order to ensure compliance with Local Plan Policy I1.

6. *Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.*

Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

7. *All in curtilage planting, seeding or turfing comprised in the approved details of landscaping shall be carried out on each plot no later than the first planting and seeding season following the occupation of the individual dwellinghouse/s; and any trees or plants which die within a period of 5 years from first being planted, are*

removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'.

8. *Pedestrian intervisibility splays having the dimensions of 2 m by 2 m shall be safeguarded at the drive entrance/exit such that there is no obstruction to vision at a height exceeding 1m above the nearside channel level of the adjacent highway.*

Reason: In the interest of road safety in accordance with Local Plan Policy T4 New Development and Transport Safety.

9. *The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.*

Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New Development and Transport Safety.

10. *All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway.*

Reason: In the interests of highway safety in accordance with Local Plan Policies T4 New Development and Transport Safety and POLL1 Pollution Control and Protection.

11. *Upon commencement of construction works, details of an electric vehicle electric vehicle charge point shall be submitted and approved in writing by the LPA. The EVCP will have a minimum "Mode 3" (7 kW, 32 AMP) capability and shall be installed in accordance with the approved details prior to first occupation of the development and thereafter in accordance with the approved details.*

Reason: To ensure the new residential units are provided with infrastructure that conforms with the requirements of LP Policy T3 - New Development and Sustainable Travel.

12. *The amendments to the window arrangements in 534 Carlton Road, as shown on drawing MSH001-005, shall be completed prior to the occupation of the dwellings hereby approved.*

Reason: In the interest of residential amenity, in accordance with Local Plan Policy GD1 'General Development'.