



**Application For: - The Erection Of 11
Dwellings**

At: - Lindhurst Road, Athersley, Barnsley

By: - IMH Recruitment LTD

Introduction

This statement has been prepared by **AKPlanning** in support of a planning application for the erection of 11 dwellings on land off Lindhurst Road, Athersley, Barnsley.

The applicants are IMH Recruitment LTD.

It is split into two sections, the first describes the site and surroundings and identifies relevant planning policy. The second describes the proposal and how it has reacted in relation to any identified physical or policy restraints.

SECTION ONE Site Location and Description

The site is an open level field that was formerly occupied by The Wellington Public House. It is located on the corner of Lindhurst Road and Laithes Lane.

The aerial view below identifies the site (red line for information only), the former public house on the site is shown on this view which dates from 2008.



The photograph below is also from 2008 and shows the site with the public house closed but still in-situ.



Planning History

Planning permission has previously been granted for residential development of the site.

In 2011 (reference 2011/0975) outline planning permission was granted for the erection of 2 pairs of semi-detached dwellings and 6 townhouses.

Relevant Planning Policy

National Planning Policy is contained in the National Planning Policy Framework (NPPF). This contains a presumption in favour of sustainable development, it states that sustainability has 3 dimensions: -

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

- **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.

Local Plan Policy is contained in the Local Development Framework (LDF) Core Strategy and the saved Unitary Development Plan policies.

The Core Strategy states that a 5 year housing land supply will be maintained; and in policy CSP 14 it seeks to use land efficiently and in particular promote brownfield sites.

The core strategy also requires affordable housing on sites of 15 dwellings or more.

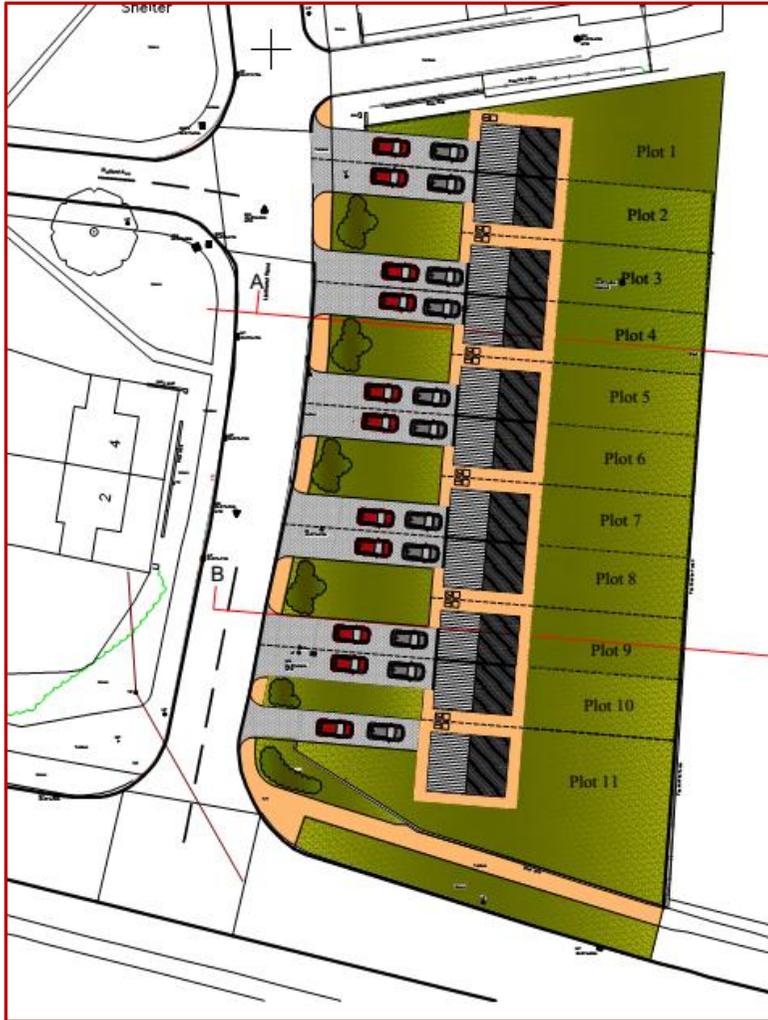
Within the UDP the site is unallocated and is therefore subject to no specific restrictive allocation. It is of course relevant to consider all usual material considerations.

Conclusions to Section One

There are few limiting factors on this site. Physically it is flat and open. The planning history indicates the site is suitable for development and there are supportive policies relating to the redevelopment of brownfield sites.

SECTION TWO The Proposals

It is proposed to erect 11 dwellings as shown in the layout below: -



As can be seen the dwellings are all located in a single row facing onto the road frontage. This is similar to the adjacent dwellings and prevailing street pattern.

11 dwellings represent efficient use of the land in accordance with the Council's Core Strategy.

In our opinion this represents an appropriate layout for the site that accords each dwelling a safe access and appropriate parking and garden area.

The size of each dwelling and plot ratios are appropriate for the locality.

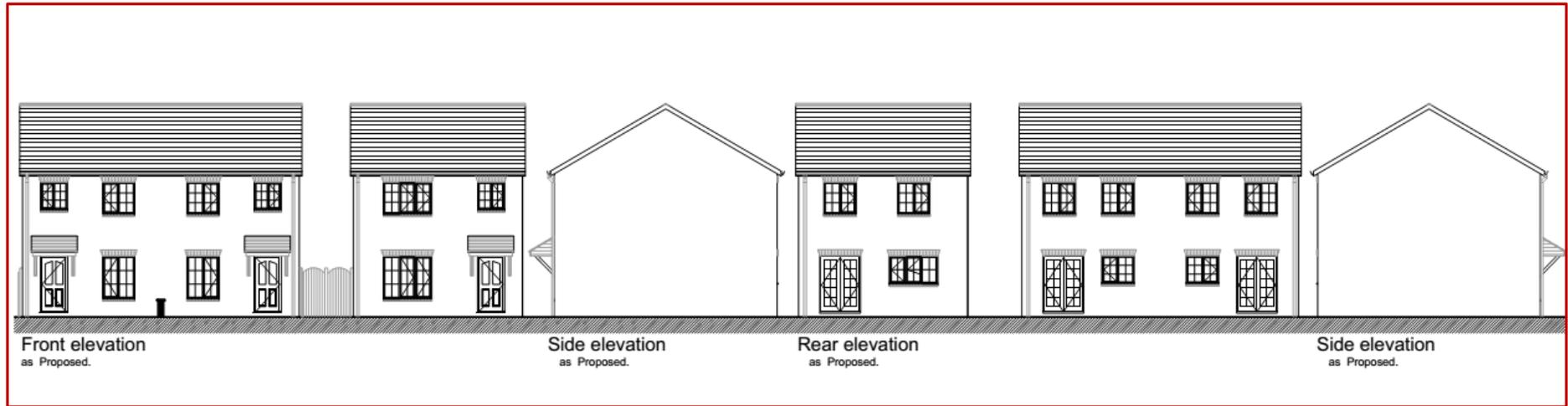
A separate highway report has been prepared by PAH Consultants and this concludes that the site is accessible to local services and that access and traffic generation are safe and reasonable.

It is our conclusion that the proposals are appropriately designed, are on a brownfield site and are therefore sustainable development in the context of the social role identified in the NPPF policy.

Approval will also support the economy by providing jobs in the construction industry and the site has little or no ecological value.

The development will also provide positive economic and environmental benefits by bringing a brownfield site back into use.

The appearance of the dwellings is shown on the elevation below: -



As can be seen they are simple modern houses utilising brick as the external materials. They match, in proportion and materials the adjacent dwellings and are appropriately designed for this location. They will form an appropriate corner development in this location creating a new but visually pleasing element in the streetscene.

Conclusions

The site is appropriate for residential development as indicated by the existing outline planning permission. It is supported in principle by local and national policy. Access is safe and there are no further physical restraints. The design, scale, density and appearance of the new dwellings is appropriate. It is therefore our conclusion that the proposals comply with all national and local planning policy and should be granted planning permission.

*AKPlanning
4 Lewisham road
Slaithwaite
Huddersfield HD7 5AL*

*Contact: Andrew Keeling
E-mail: andrew@akplanning.co.uk
Telephone: 01484766508
Mobile: 07500965645*



RTPI

Chartered Town Planner