

2 HOUGHTON ROAD, THURNSCOE, ROTHERHAM.

November
2022

Planning, Design and Access Statement



PLANNING, DESIGN AND ACCESS STATEMENT

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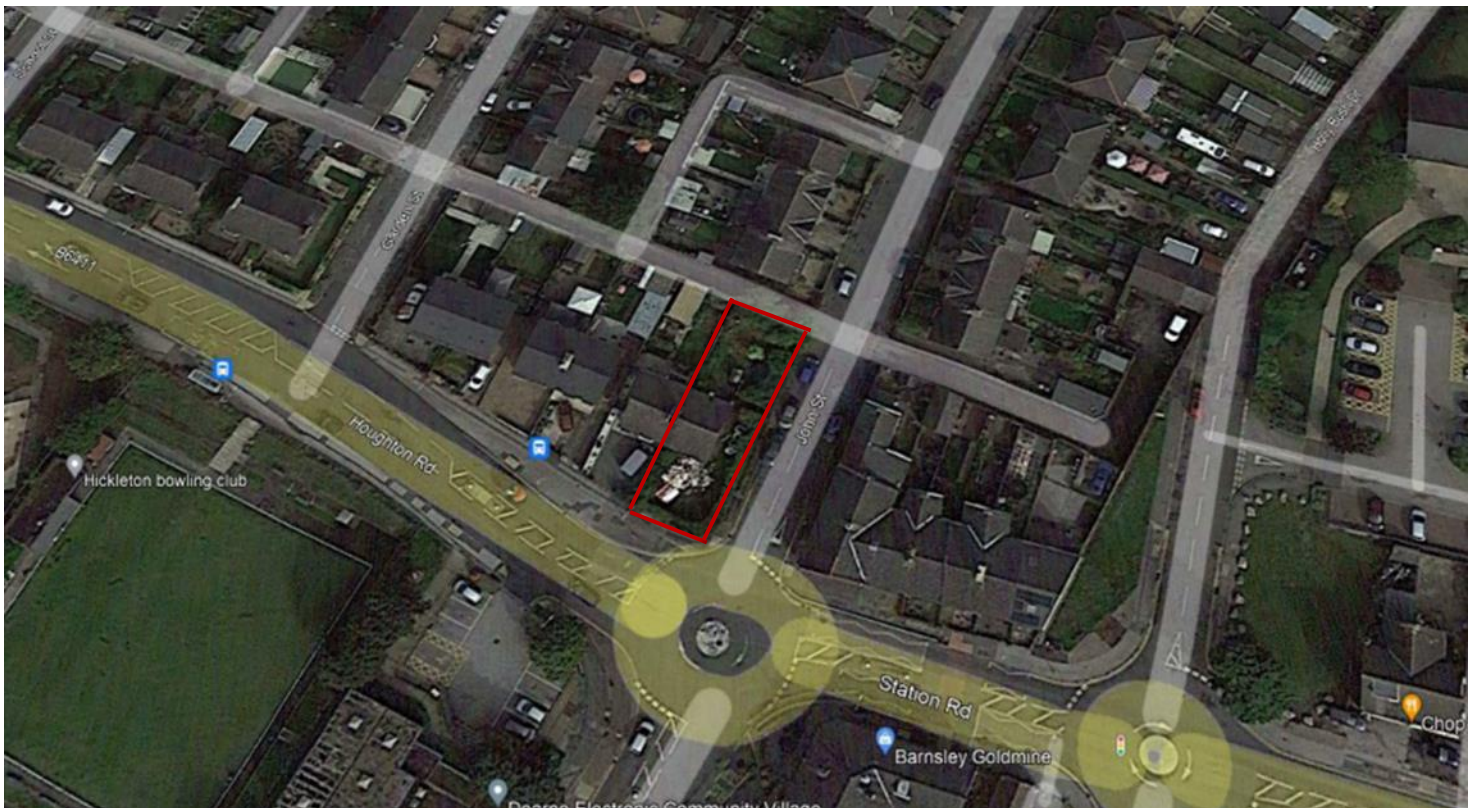
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1.BACKGROUND

- 1.1 HMS Town Planning have been instructed to prepare a Planning, Design and Access Statement for the submission of a full planning application for a 2 storey side extension, single storey rear extension and the change of use of the dwelling to form 1 x one bedroom flat and 2 x two bedroom flats at 2 Houghton Road, Thurnscoe.
- 1.2 Planning application 2022/0929 for Change of use from private dwelling to HMO with 7 habitable rooms plus communal area and shared kitchen. Two storey side extension and rear single storey extension. New dropped kerb to side/rear, new parking area and solar panels to roof was refused on 28th October 2022.
- 1.3 Following some informal advice regarding the Article 4 Direction for HMO's, it was suggested that flats may be a more feasible option for the site.
- 1.4 This statement provides an analysis of the site and its surroundings and sets the proposal in line with planning policy and design frameworks. It explains the design principles and concepts that have been and will be applied to the layout, scale and appearance of the proposal as well as demonstrate how the proposed development fits in with the urban context.

2. SITE & SURROUNDINGS



Aerial View

2 Houghton Road, Thurnscoe, Rotherham, S63 0JT.

- 2.1 The site is allocated within the urban area of Thurnscoe as defined by the Barnsley Local Plan 2019 Inset Map 33. The Location Plan submitted with the Planning Application shows the extent of the application site outlined in red.



Inset Map 5

- 2.2 Thurnscoe is identified in the local plan as part of The Dearne Town, an urban areas in the east of the borough which relates closely to the A1 and Doncaster to the east. The decline of the coal mining industry had a significant impact on the area resulting in high levels of unemployment and large amounts of despoiled and derelict land. Reclamation schemes have been carried out although environmental problems persist and the quality of much of the housing stock is poor. The Dearne Towns are a priority in terms of housing and employment development with a particular emphasis on renewing areas where the market has failed.
- 2.3 The area mainly consists of brick built buildings with slate tiles. Predominantly, semi-detached and short blocks of terraces, quite typical of post war and ex-miner dwellings in an ex-mining village layout.
- 2.4 Houghton Road is the main route into Doncaster. The area is very well served by a range of local amenities including shops, supermarkets, community uses, recreation grounds, food and drink, etc.
- 2.5 Regeneration and investment has mainly been in the form of new housing (possibly social housing) and new community facilities.
- 2.6 The property currently has no off road parking available. Some, not all of the dwellings do have drop kerbs and driveways. However, this appears to not be an issue as the site is considered to be at the heart of the village, with good access to public transport, schools and good shopping facilities located in the area, making the site a highly sustainable location for residential development and recognised for its regeneration agenda.



2 Houghton Road



John Street/Houghton Road junction



Station Road/Shepherd Lane shops



Houghton Road/Welfare Road ASDA

- 2.7 The dwelling is currently a modestly sized 3 bedroom semi-detached dwelling. The property is vacant and in need of modernisation internally, new windows, etc. There appears to be a fair few 3 bedroom dwellings on Houghton Road area for sale and to let.

3. PLANNING CONTEXT

National Planning Policy Framework 2021

- 3.1 The newly revised National Planning Policy Framework (NPPF) 2021, has replaced all previous Planning Policy Guidance (PPG) and Planning Policy Statements (PPS) in respect of the consideration and determination of planning applications. The NPPF sets out the principles of achieving sustainable development means that the planning system has three overarching objectives, 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):
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural

resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.2 The heart of the NPPF is set out within Paragraph 11, which stresses the presumption in favour of sustainable development. In decision taking, this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. 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.

3.3 Paragraph 38 Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

3.4 Housing matters are considered and addressed within Section 5 of the NPPF, where a key objective for local planning authorities is to 'significantly boost the supply of housing'. It is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

3.5 Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
- c) support the development of windfall sites through their policies and decisions giving great weight to the benefits of using suitable sites within existing settlements for homes; and
- d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

3.6 Section 11 of the NPPF which sets out the national guidance on making effective use of land, requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living

conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land

3.7 Paragraph 120 states that planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and
- e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

3.8 Achieving well-designed places is covered by Section 12. 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.

3.9 Paragraph 130 states decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 3.10 Para 134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

- 3.11 This proposed residential development reflects the above policy considerations and the Planning Application accords with the named NPPF paragraphs which should all be taken into account in the decision making process.

- 3.12 The development represents an opportunity to deliver a high quality residential development through the appropriate use of a site which is well located and accessed by public transport.

- 3.13 It is clear that the Government's objective in publishing the NPPF is to promote a significant shift in the way planning applications are determined, with a focus on delivering sustainable development. A key message of the NPPF is the need to significantly boost the supply of housing to meet the objectively assessed housing needs for an area. This proposal would clearly assist in meeting the housing needs and economic growth in the Dearne .

- 3.14 In this case, it is submitted that the proposed development on this site will not result in an unacceptable impact upon the current appearance of the site and street scene. It will deliver a quality development in a sustainable location within the urban area of Thurnscoe where sustainable brownfield land is of a premium, with excellent links to the east to Doncaster and south to Rotherham. We further submit that there are no adverse impacts associated with this proposal which would demonstrably outweigh its benefits and should therefore be approved without delay.

- 3.15 The application site is within the development limits of Thurnscoe. It is located within an already established residential/urban area along the main road.

- 3.16 **Barnsley Local Plan (Adopted 2019).**

The Local Plan objectives seek to improve the economic prosperity and quality of life for all its residents and those who work here. The Local Plan will have 3 key roles in accordance with the Government's Framework (NPPF) namely economic, social and environmental, and will deliver sustainable development.

3.17 **Strategic Objectives**

Of particular relevance to this application, Barnsley's Housing Strategy sets out five main strategic objectives, what the delivery plans will do to achieve these objectives and key ambitions. The objectives are set out below:

Objective 1 Support new housing development;

Objective 2 Build high quality, desirable and sustainable homes;

Objective 3 Make best use of and improve existing housing stock;

Objective 4 Develop strong and resilient communities; and

Objective 5 Support younger, older and vulnerable people to live independently.

3.18 It is stated in the Local Plan, Principal Towns which include Dearne Towns such as Thurnscoe should be the main local focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities, and their roles as accessible and vibrant places to live should be enhanced.

3.19 **Policy SD1 Presumption in favour of Sustainable Development**

When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

3.20 **Policy GD1 General Development**

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;

They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;

They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;

They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;

Any adverse impact on the environment, natural resources, waste and pollution is minimized and mitigated;

Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;

Any drains, culverts and other surface water bodies that may cross the site are considered;

Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;

Any pylons are considered in the layout; and

Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

3.21 Policy LG2 The Location of Growth

Priority will be given to development in the following locations:

Urban Barnsley;

Principal Towns of Cudworth, Wombwell, Hoyland, Goldthorpe (which includes Thurnscoe and Bolton on Dearne), Penistone and Royston; and Villages.

3.22 Policy H4 Residential Development on Small Non-allocated Sites

Proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies in the Plan.

3.23 Policy H6 Housing Mix and Efficient Use of Land

Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

3.24 Policy H8 Housing Regeneration Areas

In lower value housing sub markets a range of housing market regeneration programmes will be supported aimed at the renewal of poor housing and the revitalisation of the neighbourhoods and communities. Lower value housing sub markets which contain some lower value areas/estates are: Bolton, Goldthorpe and Thurnscoe

3.25 Policy T3 New Development and Sustainable Travel

New development will be 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;
- Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document;

3.26 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.

3.27 Policy D1 High Quality Design and Place Making

Design Principles:

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:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and
- Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian network;
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;
- Create clear distinctions between public and private spaces;
- Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high quality materials;
- Include a comprehensive and high quality scheme for hard and soft landscaping; and
- Provide high quality public realm.

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

3.28 SPD's/PAN's

Those of relevance to this application are as follows:

-Design of Housing Development

-Parking

Other

South Yorkshire Residential Design Guide

3.29 This Design and Access Statement sets the parameters and standards and will play a vital influential role in determining the design principles to be incorporated post approval. The design of the development will ensure that the site functions well and creates a strong character in its own right. The extensions will be constructed of high quality, energy efficient materials, whilst the proposed landscaping scheme will enhance the development in its surroundings and assist in assimilating this new built form into the existing natural landscape as responding to the local distinctiveness to ensure that the proposal makes a positive contribution to the regeneration of the Houghton Road area.

3.30 It is concluded that the proposed development is wholly in accordance with the relevant policies contained within the NPPF 2021 and the Barnsley Local Plan. The site is considered to be sustainable for the proposed increase in residential units and should planning permission be successfully obtained, prompt delivery is likely to be achievable. Indeed, based upon the above Policies, it is submitted that this proposal should be considered extremely favourably and as such, should be approved without delay.

4.0 The Proposal

Use:

- 4.1 The proposal is for the erection of a two storey side and a single storey rear extension to form 1 x one bedroom flat and 2 x two bedroom flats.
- 4.2 Amenity areas will be provided to the front and rear, including space for cycle storage, 3 off street car parking spaces and bin storage located to the rear.



Example communal garden design:



Example cycle storage design:

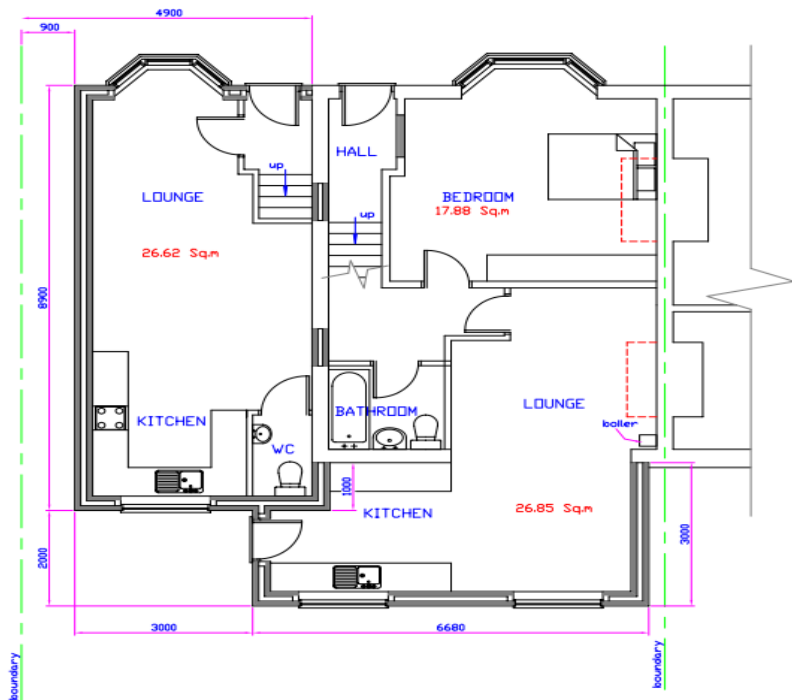


Example bin storage:



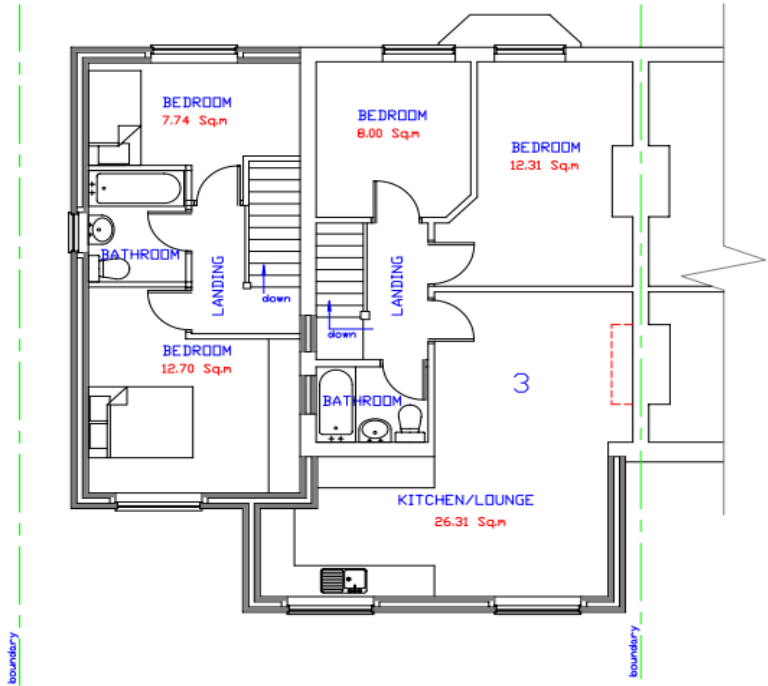
Amount:

- 4.3 The application site occupies an area of 0.04ha and proposes 3 x 1-2 bedroom apartments across a 2 storey high extended building fronting Houghton Road. This is considered to be appropriate for the location and capacity of the site without compromising with car parking, residential amenity of adjoining occupiers, bin storage and the general quality of build.



PROPOSED GROUND FLOOR PLAN.

Proposed floor plans



PROPOSED FIRST FLOOR PLAN.

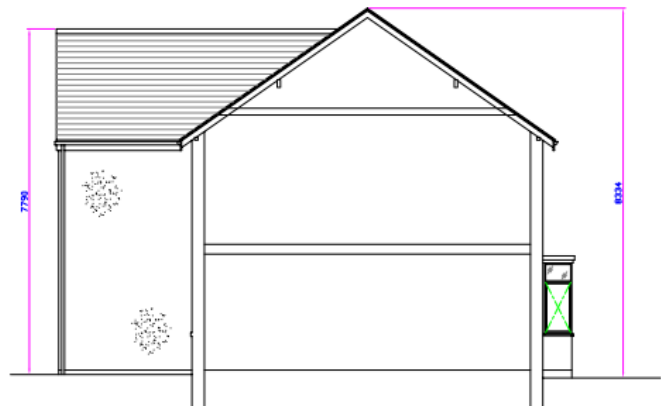
Scale:

- 4.4 Design guidance recommends that side two storey extensions of semi detached properties be set back from the forwardmost building line and the ridge line lowered to make the extension 'subservient'. In this case, the applicant is not looking to extend for domestic purposes. The extension is to provide internal space to accommodate the three proposed flats and meet space standards. The design is taking on a seamless approach to create symmetry and balance, therefore, breaks in building lines and drops in height would harm the continuous lines.
- 4.5 There is ample space to the side and rear of the curtilage to be able to comfortably accommodate the extensions. This site has significant advantages being an end/corner plot. A two storey side extension would not create a terracing affect. The proposed building is considered to be both proportionate and sympathetic to the character of the surrounding area due to the scale and massing of the building.
- 4.6 The proposed development will be of distinctive design, with traditional features that are in keeping with the character, such as the bay window, as well as reflect the broad scale and proportions of the adjacent buildings. The massing and siting of the proposed development have been carefully considered to have an overall positive impact on the site and the immediate context. The proposed ridge heights have been informed by the existing building on site so as to not adversely affect the amenity of the surrounding properties.





PROPOSED SIDE ELEVATION.
NORTH-EAST FACING.



PROPOSED SIDE ELEVATION.
SOUTH-WEST FACING.

Residential Amenity:

- 4.7 The orientation and shape of the building lines will be consistent with that of the host property and similar to that of adjacent buildings. The layout will utilize existing windows to form habitable rooms to protect the privacy of adjacent occupiers.
- 4.8 The proposal provides 128.75 sq.m. of communal outdoor amenity space which exceeds the requirement of 50sqm plus 10sqm per flat.
- 4.9 Thurnscoe sports ground is located 2 mins walk away.

Materials:

- 4.10 Material choice, roofs cape, fenestration, elevation treatment will keep in character with the precedent set by the host building details of which to be agreed with the LPA. Materials include slate roof tiles, brick painted to match, upvc framed windows and black fascia gutter and down pipes. The proposals respond to the character of the local context and create an attractive, modern residential development.
- 4.11 The material palette and profile is largely derived from an interpretation of the materials of the surrounding area, with brick and render being the dominant feature. Most of the older buildings are of coursed limestone construction walls with natural slate or natural clay pantile roofs.



Design Principles:

- 4.12 The approach to design has been to respond positively and innovatively to the site constraints and opportunities and well as the applicant's vision for delivering a sustainable development and enhancing the visual quality of the land in the Houghton Road area.
- 4.13 The proposal seeks to make a positive contribution to the character and appearance of the locality within the achievement of a quality, sustainable development. It is envisaged that the build will utilise sustainable materials and aim to be environmentally friendly and where possible, in line with the National Design Guide.

Access & Parking :

- 4.14 The proposal includes 3 off road car parking spaces off John Street and an ample amount of cycle storage. The flats are predominantly one/two bedroom max. Houghton Road is a busy route with a an enforced 30mph speed limit. It also has limited parking restrictions along John Street. Whilst it is not intended to encourage all car owners to park on street, it is highly likely that a buyer or tenant would not be a car owner given the proximity of the site to the local amenities and the frequency of public transport links to Barnsley, Rotherham, Doncaster and other key local destinations.

- 4.15 The proximity of the site to the local services and the frequency of public transport links to local destinations. The site is within walking distance to many local amenities such as shops, surgeries and leisure uses.
- 4.16 The gated access arrangement will afford the site a private feel, naturally discouraging unsolicited access by non-residents. The proposal will have very little change to the current pedestrian movement and safety around the site which is of a key importance. It is proposed to clearly define pedestrian routes and soften vehicular routes to ensure safe movement.
- 4.17 The proposal site is located within an established residential area of Thurnscoe where there has been some major investment into employment zones and housing. Houghton Road is considered a prime sustainable location for residential development.

Character:

- 4.18 There are examples of good quality yet traditional building vernaculars in the area. There is a strong sense given the examples shown above, that the LPA is generally supportive of modern builds and materials that sit well within the wider streetscene. The application site is generally characterised by a hybrid mix of suburban post war semi detached and ex-miner properties, some with prominent gable fronts and ends, with bay windows. The development will present an opportunity to further deliver a quality design and sense of place. It will be of a specific and distinctive design that responds to the general character of the area and reflect the nature of Houghton Road. There is also a practical duty here to ensure that the whole site is well designed not just the frontage. Making the best and most sustainable use of land and the residential amenity experienced by all are complimented by the development.

Layout and space definition:

- 4.19 The layout is well-structured and co-ordinated to create a clearly defined residential curtilage and defensible space as well as natural surveillance as guided by Secured By Design Principles. It is sensitive to its environment and avoids consuming too much land. The overall design approach is to ensure the site and boundaries offer, integrate with the existing built form and promote quality in the build and public realm.
- 4.20 The layout of the proposal has been informed by its site constraints. The existing entrance to the development has been given careful consideration to ensure that access is safe and secure for pedestrians, private vehicles and emergency/service vehicles with minimum disturbance to existing properties.

5.0 CONCLUSION

- 5.1 The proposal has given careful consideration to design principles, to ensure that the development will reflect and respect its local context, whilst ensuring that the residential amenities of adjacent properties are maintained and protected. The design of the development will ensure that the site functions well and creates a strong character in its own right. The proposed extensions will be constructed of high quality, energy efficient materials and assist in assimilating this new built form into the existing urban landscape.
- 5.2 The content of this statement has demonstrated that the proposed scheme represents a sustainable form of development in Thurnscoe. It represents an opportunity to deliver a high quality residential scheme in a sustainable location that will make a small but valuable contribution towards the mix and provision of much needed new housing in order to achieve the housing land supply for the Barnsley.

- 5.3 The proposal accords with the National Planning Policy Framework which sets out a clear agenda in favour of sustainable development/making effective use of brownfield land where there are social, economic and environmental benefits to be gained and complies with local plan policies as discussed in the policy section.