

2021/0413

Mr Tim Murphy

Outline application for re-development of site for 4 detached two storey dwellings with access, scale, layout and landscaping under consideration

Jaknel, 28 Low Cudworth Green, Cudworth, Barnsley, S72 8EF

Background

No planning history

Description

28 Low Cudworth Green is a detached two storey, three bedroomed property set in a large garden area, situated the west of Low Cudworth Green. The garden area is mainly laid to grass and there are a number of small trees within the site and along the boundaries. The dwelling is set almost centrally within the site and appears of a standard brick construction. The access to the site is set along the northern boundary. The front boundary facing onto Low Cudworth Green currently consists of a low stone wall and there is no footpath at this side of the road.

To the north of the site are semi detached bungalows, to the east opposite Low Cudworth Green are more traditional two storey stone build dwellings. To the south is a detached brick built bungalow and to the west off Carrs Lane are detached chalet style properties and larger bungalows with rooms within the roof spaces.

The site is set within a predominately residential area. The area consists of a variety of residential properties, with semi-detached and detached properties of different styles, designs. The surrounding properties are constructed of a variety of materials including stone and various shades of brick. To the south east off Low Cudworth Green is a new residential development of 9 detached dwellings.





The site is set within an area of Urban Fabric as allocated within the Adopted Local Plan.

The following policies are of relevance:-

GD1 General Development

H1 The Number of New Homes to be Built

H4 Residential Development on Small Non-allocated Sites

H9 Protection of existing larger dwellings

LG2 The Location of Growth

T3 New Development and Sustainable Travel

T4 New development and Transport Safety

SD1 Presumption in Favour of Sustainable Development

CC1 Climate Change

CC4 Sustainable Drainage Systems (SuDS)

D1 High Quality Design and Place Making

Poll1 Pollution Control and Protection

BIO1 Biodiversity and Geodiversity

SPDs

The proposals have been considered in relation to the following SPD's:-

-Design of housing development

-Parking

-Sustainable Travel

Other Guidance

South Yorkshire Residential Design Guidance

NPPF

The National Planning Policy Framework sets out the Governments 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.

Consultations

Ward Councillors – No comments received

Drainage – No objections subject to condition

Pollution Control – No objection subject to conditions

Yorkshire Water - No objection subject to conditions

Highways – No objections subject to conditions

SYMAS – A Coal Mining Risk Assessment is required (now submitted during the processing of the application) condition required

Coal Authority – Substantive concern, the site falls within the defined Development High Risk Area.

Tree Officer – No comments received

Air Quality – Recommended the provision of EVCPs as a condition

Representations

3 objections have been received:-

- Loss of light
- Impact on privacy/intrusion
- The road is already too narrow
- Impact on value of home
- Two storey dwellings not in keeping with bungalows
- The town houses design is not in keeping with individually designed bungalows
- The cul-de-sac is unsuitable for this number of additional vehicles
- Increased risk of accidents
- If the four new properties are built there will be no on-street parking available in Low Cudworth Green because anyone who parks on the road will block access to at least one property in Low Cudworth Green due to the narrow road

Assessment

Principle of Development

The site is located within an area of Urban Fabric where Local Plan Policies GD1 'General Development' and H4 'Residential Development on Small Non-allocated Sites' apply. These require that development should be compatible with its surroundings, in this case the street is purely residential and as such the use of this site for residential uses would be in keeping with the locality.

Policy H9 of the Local Plan relates to the protection of existing larger dwellings. The policy states that the '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 policy also relates to dwellings of 4 or more bedrooms. In this case the existing 3 bedroom dwelling is to be demolished and the whole site is to be redeveloped for 3 bedroom units, therefore H9 would not apply.

Residential Amenity

The Supplementary Planning Document 'Design of Housing Development' provides guidance in terms of separation distances and other amenity requirements, in order to ensure that any new development does not cause significant impact by way of overlooking, overbearing and overshadowing of existing dwellings and their private gardens.

The site is set within a predominately residential area therefore there are other dwellings which surround the site. The properties have been designed so that they meet the separation distances set within the SPD in terms of distances from habitable room windows. The windows

are 21m from habitable room windows to the front and rear and 10m from the rear boundaries (as can be seen on the site plan below). As a result, the proposal should not cause any significant impact upon residential amenity in terms of overlooking/loss of privacy or overbearing/overshadowing/loss of light impact in accordance with the SPD.



The properties themselves have been designed with adequate gardens which exceed the requirements of the Supplementary Planning Document Design of Housing Development, and the overall footprint size of the dwellings means that they could be designed to meet the requirements of the South Yorkshire Residential Design Guide.

Overall the proposal is considered to be acceptable when measured against the guidelines set within the SPD Design of Housing Development in terms of residential amenity and the proposal complies with Local Plan Policy GD1 of the Local Plan.

Other issues raised such as a loss of value of properties is unfortunately not a material consideration.

Visual Amenity

The immediate area consists of a variety of residential properties, with semi-detached and detached properties set within a variety of plot sizes. The dwelling is of a standard design and construction, therefore there are no objections to the loss of the existing dwelling. Concerns have been raised by objectors with regard to the scale of the two storey properties as there are bungalows situated adjacent to the site. The existing dwelling on site is two storey and there are two storey buildings opposite the site, therefore it is felt that two storey properties would not be out of keeping and would sit well within the street scene. Further down Low Cudworth Green a similar development of new two storey detached dwellings can be seen, therefore the proposed dwellings would sit comfortably with the mixed pattern of development in the area. The surrounding properties are constructed of a variety of materials including stone and various shades of brick. At this stage appearance is a reserved matter, however it is felt that the dwellings could be designed as such that they would fit in with the adjacent dwellings in terms of style and materials.

The proposed layout plan shows that proposed dwellings can be sited comfortably on the site and allow for the building line to be maintained and adequate space between each dwelling. The proposal meets all the amenity requirements set within the SPD. There are no objections to scale of the properties and layout put forward given the overall size of the site and the pattern of development adjacent to the site.

The proposal put forward is considered to be acceptable in terms of visual amenity in accordance with the Supplementary Planning Document Design of Housing Development and Local Plan Policy D1.

Highway Safety

The highways section have no objections to the proposal subject to conditions and no concerns have been raised with regard to the width of the road. The properties 2 parking spaces per unit in accordance with the Parking SPD. Along this section there is no footway therefore it is important that there is adequate visibility from the separate accesses. The agent has submitted a plan to show the visibility splays which have been agreed by highways. There are no objections to the proposal from a highway safety perspective in accordance with Policy T4 of the Local Plan.

Impact on Trees

A Tree Survey has been submitted with the application. A number of small trees are to be removed as part of the proposal, however they are not significant specimens or have shown signs of decline, therefore there are no objections subject to a detailed landscaping scheme being submitted which provides replacement planting. In terms of landscaping, the applicant proposes grassed gardens with patio areas and landscaping to the front of the dwellings to include planted areas. The applicant has not provided a detailed landscape plan even though landscaping is to be considered at this stage, therefore it is felt that a condition will be required.

Drainage

The Drainage Officer and Yorkshire Water have no objections subject to conditions.

Coal Mining

Part of the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of the planning application. SYMAS have been consulted and required a Coal Mining report to be submitted as part of the application. The report has been submitted and assessed by SYMAS who have now recommended that site investigations are undertaken to confirm ground conditions and any recommended remediation/mitigation is implemented, to be secured by condition.

Recommendation

Approve subject to conditions