
2024/0611

Applicant: BMBC

Description: Erection of 9no. dwellings consisting of 4no. 2 bedroomed semi detached, 4no. 3 bedroomed semi detached and 1 no. detached dwelling including demolition of existing dwellings. Creation of 2no greenspaces and associated public realm works, resurfacing of alleys and rear boundary treatments to existing dwellings, erection of new gable wall including bay window to 20 Co-operative Street and installation of new bay windows and bedroom windows to 25 Co-operative Street and 28 Victoria Street

Site: Cooperative Street, Goldthorpe, Rotherham, S63 9HN and Victoria Street, Goldthorpe, Rotherham, S63 9HS

Planning History

2024/0348 - Demolition of properties 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21 and 23 Cooperative Street, 8, 10, 12, 14, 16, and 18 Cooperative Street, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 and 26 Victoria Street (Prior Notification Demolition) - Prior Approval Not Required subject to conditions

Description

The site is set off Co-operative Street and Victoria Street, Goldthorpe. The existing buildings on the site are brick built terraced dwellings which are in a poor condition. The applicant, BMBC Strategic Housing wish to demolish the buildings, which has been approved as part of the above prior approval for demolition application and redevelop the site for new housing as part of a regeneration project of the area.

Proposed Development

The proposal involves the erection of 9no. dwellings, consisting of 4no. 2 bedroomed semi detached, 4no. 3 bedroomed semi detached and 1 no. detached dwellings. The properties are provided with parking spaces, garden areas and bin and cycle storage. The plans have been amended during the course of the application process to allow for adequate visibility splays at the request of the Highways Officer. Plots 1+2 and 5+6 have been moved back within the plots to allow for a 2m separation from the rear of adopted footway. This in turn has reduced the distance from the rear of these properties to the opposing property from 12.5m to 12m. The rear boundary fences have been adjusted accordingly to provide 10m from rear of the properties.

The proposal also includes the creating of 2no greenspaces and associated public realm works and resurfacing of alleys. The 2 new open green spaces are to be provided include a public footpath giving access from the recently completed Lapwing View development open space across to Victoria Street. Soft landscape and planting proposals form part of this application. Front gardens of all the houses will link directly onto the existing highway footpath.

Further works are proposed to improve the existing surrounding dwellings including the erection of new gable wall including bay window to 20 Co-operative Street and installation of new bay windows and bedroom windows to 25 Co-operative Street and 28 Victoria Street, to improve natural surveillance, light and ventilation



FRONT ELEVATION
PLOTS 3 & 4

01 Front Elevation



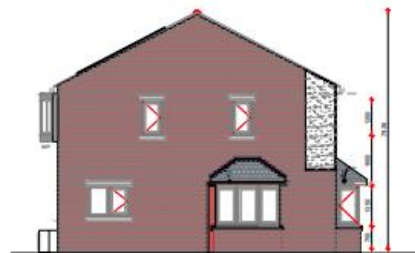
SOUTH EAST FACING
(SEE) ELEVATION -
PLOT 4

02 Side Elevation



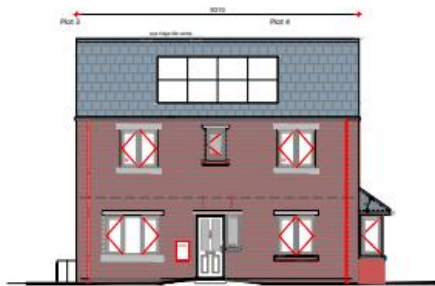
NORTH EAST FACING
(REAR) ELEVATION
PLOTS 3 & 4

03 Rear Elevation



NORTH WEST FACING
(SEE) ELEVATION -
PLOT 3

04 Side Elevation

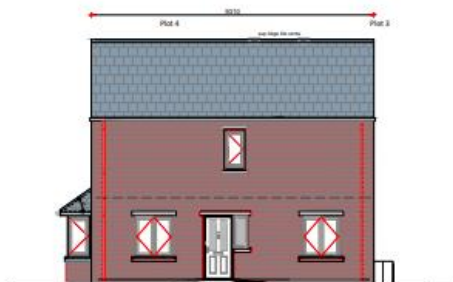


FRONT ELEVATION
PLOT 9

01 Front Elevation

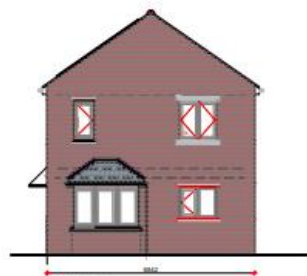


SIDE ELEVATION -
PLOT 9



REAR ELEVATION
PLOT 9

02 Rear Elevation



SIDE ELEVATION -
PLOT 9

DATE	DESCRIPTION
12/11/2023	ISSUED FOR PERMIT
12/11/2023	ISSUED FOR PERMIT
12/11/2023	ISSUED FOR PERMIT

PROJECT NAME	3 Bed Semi Detached House (Dual Aspect)
PROJECT LOCATION	Plot 3 & 4
DATE	12/11/2023
SCALE	1:100
DRAWN BY	ARCHITECTURE
CHECKED BY	ARCHITECTURE

PROJECT NAME	3 Bed Detached House
PROJECT LOCATION	Plot 9
DATE	12/11/2023
SCALE	1:100
DRAWN BY	ARCHITECTURE
CHECKED BY	ARCHITECTURE

H2 'Distribution of New Homes' states 43% of new homes to be built in Urban Barnsley.

H4 'Residential Development - Small Non-Allocated Sites'

H6 'Housing Mix and Efficient Use of Land' proposals for residential development are expected to include a broad mix of house size, type and tenure and a density of 40 dwellings per hectare is expected

H7 'Affordable Housing'

T3 'New Development and Sustainable Travel'.

T4 'New Development and Transport Safety'

D1 'High Quality Design and Place Making'

GS1 'Green Space' requires new development to provide or contribute towards green space in line with the Green Space Strategy.

BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.

CC1 'Climate Change'

CC2 'Sustainable Design and Construction'

CC3 'Flood Risk'

CC4 'Sustainable Urban Drainage'

CL1 'Contaminated and Unstable Land'

Poll1 'Pollution Control and Protection'

PI1 'Infrastructure and Planning Obligations'

SPD's

- Design of Housing Development
- Parking
- Trees and Hedgerows
- Biodiversity and Geodiversity

Other

South Yorkshire Residential Design Guide

NPPF

The National Planning Policy Framework 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.

Consultations

Ecology Officer – No objections subject to conditions

Drainage – Details to be checked by Building Control

Highways – No objections subject to conditions, further works are required for the final design of the wider highway improvements to be submitted prior to the commencement of development

Pollution Control – No objection subject to conditions

Ward Councillors – No comments received

Representations

A site notice was posted adjacent to the site and neighbouring dwellings have been consulted. No comments have been received.

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. The site is surrounded by residential development and permission has been granted for the demolition of the existing dwellings on site. In principle, residential use would therefore be considered appropriate at this location.

Design and Layout

The proposal involves the erection of 9no. dwellings, consisting of 4no. 2 bed roomed semi detached, 4no. 3 bed roomed semi detached and 1 no. detached dwellings. The properties are provided with parking spaces, garden areas and bin and cycle storage. The proposal also includes the creating of 2no greenspaces, soft landscaping and associated public realm works. The 2 new open green spaces are to be provided include a public footpath giving access from the recently completed Lapwing View development open space across to Victoria Street.

Local Plan Policy H6 states Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. The proposal includes a mix of 2 and 3 bed dwellings. The proposed dwellings are a mix of semi-detached dwellings and a detached dwelling. As such, it is considered to provide a good mix of house size and type given the site constraints, in line with policy H6.

In terms of design and visual amenity, there are no implications for visual amenity through the loss of the existing dwellings as the buildings do not have any special or significant architectural merit and are in a poor state. The site will be redeveloped for new housing which will significantly improve the appearance of the area. Further works are proposed to improve the existing surrounding dwellings including the erection of new gable wall including bay window to 20 Co-operative Street and installation of new bay windows and bedroom windows to 25 Co-operative Street and 28 Victoria Street, to improve natural surveillance, light and

ventilation. These small alterations are considered to be acceptable and would improve the appearance of the existing dwellings.

The proposed development has been designed to be simple and contemporary in appearance. The Design and Access statement states that the design has been influenced by other similar completed developments on Beaver Street and the recently completed Lapwing View development in Goldthorpe. The elevations are contemporary in nature but would be constructed using traditional materials to match the adjacent dwellings. The properties will have red brick external walls with limited areas of white render. The roof coverings will consist of slate grey interlocking concrete roofing tiles with black eaves, soffits and rain-water goods.

Given the above, the proposed development would provide open spaces, new dwellings and would be a significant improvement to the visual amenity of the existing area in accordance with Local Plan Policy D1, SPD 'Design of Housing Development' and the NPPF.

Residential Amenity

There are surrounding residential properties, and it is expected that there would be some noise and disturbance as a result of the proposed demolition and constructions works, however, residential amenity issues are not envisaged once the demolition and development is complete. Conditions are proposed to protect amenity during construction works. A Noise Impact Assessment has been carried out with acoustic fence provision recommended to protect the rear garden of Plot 9 from the noise impact of the Golden Nugget club.

In terms of external spacing standards the site is fairly constrained, therefore to avoid directly facing dwellings with a back to back dimension of less than the 21m stated in the SPD 'Design of Housing Development', some of the plots have been rotated to avoid direct facing. Window pods have also been added to some habitable first floor windows to minimise any overlooking risk. The pods have been angled on plan and work in conjunction with other pods on opposing dwellings and should therefore reduce any direct overlooking. With the exception of the above, the properties have been suitably spaced and comply with the minimum separation distances, including 10m separation of habitable windows to rear garden areas, as outlined in the South Yorkshire Design Guide and in accordance with SPD 'Design of Housing Development', therefore the proposal should not cause any excessive overshadowing, loss of privacy or overlooking impact.

In terms of the amenities of the future occupants, the proposal meets the requirements of the South Yorkshire Residential Design Guide for internal spacing and room sizes and rear garden areas. All plots include in-curtilage parking spaces with drives to the side of the properties. Five plots have been designed as dual aspect to provide a natural surveillance over the adjacent green spaces. Given their location and orientation within the site and location of adjacent buildings, the proposed houses will not have an adverse impact on the surrounding properties. The proposal is therefore acceptable in terms of residential amenity standards in accordance with policies GD1 and the SPD Design of Housing Development.

Impact on Ecology

A bat survey was submitted by the applicant during the processing of the demolition application. The survey concluded that there is a likely absence of roosting within the surveyed buildings at Co-operative and Victoria Streets, Goldthorpe, and as such, the proposed works present little risk of impacting upon bats or their roosts.

The Councils' ecologists have agreed with the findings of the document and recommended approval subject to conditions. The development will result in a biodiversity net gain of 122.82%, including the provision of two areas of greenspace adjacent to the new dwellings, this is welcomed.

The development shall be completed in line with the submitted BNG Assessment, the Bat Emergence Survey Report, the Preliminary Ecological Appraisal, the Statutory Biodiversity Metric and the following biodiversity enhancement measures. The measures listed below shall be implemented in full, prior to first occupation of the site:

- Integrated bat roosting boxes and integrated swift boxes to be installed in suitable locations within each new dwelling; and
- Hedgehog highways to be installed in all boundary fencing, including fences between dwellings. The hedgehog highways will be signposted to prevent residents blocking gaps.

In addition to the above, a Biodiversity Gain Plan and a Biodiversity Enhancement Management Plan (BEMP) covering the initial five years of the scheme will need to be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. Subject to the above, the proposal is acceptable in terms of its impact upon Biodiversity in accordance with Local Plan Policy BIO1.

Highway Safety

Highways DC have no objections to the proposal or the demolition details submitted with the previous application, subject to conditions. The amended proposal provides adequate parking facilities and visibility for each dwelling. Further works are required for the final design of the wider highway improvements and shall be secured via condition.

Drainage

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

Recommendation

Approve 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. GHP-PH2a-00-DR-A-023 Rev P4 , GHP-PH2a-00-DR-A-022 Rev P6 , GHP-PH2ab-00-DR-A-1001 Rev P1, GHP-PH2a-DR-A-043 Rev P2, GHP-PH2a-DR-A-044 Rev P2, GHP-PH2a-DR-A-045 Rev P2, GHP-PH2a-DR-A-046 Rev P2 , GHP-PH2a-DR-A-047 Rev P2, GHP-PH2a-DR-A-063 Rev P3, GHP-PH2a-DR-A-064 Rev P2, GHP-PH2a-DR-A-065 Rev P2, GHP-PH2a-DR-A-066 Rev P2, GHP-PH2a-DR-A-067 Rev P2, GHP-PH2a-DR-A-068 Rev P1, BC2301-APP-ZZ-ZZ-RD-A-000110 Rev P1, BC2301-APP-ZZ-ZZ-RD-A-000111 Rev P2, BC2301-APP-ZZ-ZZ-RD-A-000112 Rev P2, BC2301-APP-ZZ-ZZ-RD-A-000120 Rev P5, BC2301-APP-ZZ-ZZ-RD-A-000201 Rev F16, BC2301-APP-ZZ-ZZ-RD-A-000400, BC2301-APP-ZZ-ZZ-RD-A-000401, Flood Risk and Drainage Strategy, Geoenvironmental Report, Plant Palette, Noise Impact Assessment, Landscape Plant Softworks, BNG Assessment, Bat Emergence Survey Report, Preliminary Ecological

Appraisal, Statutory Biodiversity Metric) 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.The development shall be completed in line with the BNG Assessment, the Bat Emergence Survey Report, the Preliminary Ecological Appraisal and the Statutory Biodiversity Metric. All recommendations will be implemented in full according to the timescales laid out, and thereafter permanently maintained for the stated purposes of biodiversity conservation.

Reason: In the interests of Biodiversity in accordance with Local Plan Policy BIO1.

4.The development shall be carried out in accordance with the following biodiversity enhancement measures. The measures listed below shall be implemented in full, prior to first occupation of the site, and full details including photographic evidence provided to the Local Planning Authority, the features shall thereafter be permanently retained.

- o Integrated bat roosting boxes and integrated swift boxes to be installed in suitable locations within each new dwelling; and
- o Hedgehog highways to be installed in all boundary fencing, including fences between dwellings. The hedgehog highways will be signposted to prevent residents blocking gaps.

Reason: In the interests of Biodiversity in accordance with Local Plan Policy BIO1.

5.The development granted by this notice must not begin unless:

- o a Biodiversity Gain Plan has been submitted to the planning authority, and
- o the planning authority has approved the plan, or
- o the development is exempt from the biodiversity gain condition

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

6.Prior to the commencement of development, a Biodiversity Enhancement Management Plan (BEMP) covering the initial five years of the scheme shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of Biodiversity in accordance with Local Plan Policy BIO1.

7.Prior to the first occupation of the development hereby permitted, the proposed accesses, driveways, on-site car parking and vehicle turning shall be laid out in accordance with the approved plan. Driveways and vehicle parking areas accessed from the approved streets must be properly consolidated and hard surfaced and drained into the site and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

Reason: To ensure that there are adequate parking facilities to serve the development which are constructed to an acceptable standard; to ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway; and to prevent the migration of loose material on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

8. The parking facility hereby permitted shall not be brought into use until pedestrian visibility splays of 2m x 2m to the back edge of the footway have been provided at the proposed access. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 1m to the rear of the footway which would obstruct the visibility splays. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure drivers have clear and unrestricted views of approaching pedestrians when pulling out onto the public highway, in the interest of highway safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

9. Notwithstanding the details indicated on the submitted drawings, no works shall commence on site until a detailed scheme for proposed work to alter the adopted highway has been submitted to and approved in writing by the Local Planning Authority. The works including the design, specification and construction shall be to the satisfaction of the Highway Authority. The scheme shall proceed in accordance with the approved details.

Reason: To ensure that the highway works are designed and constructed to an appropriate standard in the interest of highway safety in accordance with Local Plan Policy T4

10. No works shall commence on site until a scheme for the parking of bicycles complying with LTN 1/20 Cycle Infrastructure Design has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied (or brought into use) and thereafter retained for this purpose.

Reason: In the interests of encouraging the use of sustainable modes of transport in accordance with Local Plan Policy T3.

11. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The statement shall include but not be restricted to:

- i. Site working hours and delivery hours which should avoid peak hours
- ii. The parking of vehicles of site operatives and visitors
- iii. Any temporary access to the site
- iv. Loading and unloading of plant and materials
- v. Storage of plant and materials used in constructing the development
- vi. Arrangements to receive abnormal loads or unusually large vehicles
- vii. Methods of communicating the Construction Management Plan to the workforce, visitors and neighbouring residents and businesses
- viii. Measures to prevent mud/debris being deposited on the public highway.

The submitted and hereby approved Construction Traffic Management Plan (CTMP) shall be adhered to throughout the construction period.

Reason: In the interests of highway safety, in accordance with Local Plan Policy T4 New development and Transport Safety.

12. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

Reason: In the interest of satisfactory and sustainable drainage in accordance with Local Plan Policy POLL1.

13. There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:

i) the means of discharging to the public sewer network at a rate not to exceed 12.9 litres a second across 3 outfalls.

Reason: To ensure that no surface water discharges take place until proper provision has been made for its disposal in accordance with Local Plan Policy POLL1.

14. No building or other obstruction including landscape features shall be located over or within 3 metres either side of the centre line of the public sewer i.e. a protected strip width of 6 metres, that crosses the site. Furthermore, no construction works in the relevant area(s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. If the required stand-off or protection measures are to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that, prior to construction in the affected area, the approved works have been undertaken.

Reason: In the interest of public health and maintaining the public sewer network in accordance with Local Plan Policy POLL1.

15. Before the occupation of plot 9, this plot shall be provided with a 1.8m solid timber fence (with no holes) along the northern and western boundaries of the plot. This fence shall thereafter be retained as such.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

16. During works, construction or demolition related activity shall only take place onsite 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: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

17. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the occupation of the development 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'.