
2023/0356

Mr. & Mrs. T Griffiths

Erection of detached dormer bungalow

2 The Barn, White Cross Avenue, Cudworth, Barnsley, S72 8GA

Site Location & Description

The application relates to a plot of land located on the eastern side of White Cross Avenue, a quiet residential road in Cudworth. The area is predominantly residential in nature which is generally orientated in a liner manner along the western side with residential cul-de-sacs located off the eastern side. The area is characterised by predominantly two-storey detached red brick and render dwellings, with the exception of the host dwelling which is stone built. White Cross Avenue falls north to south

The site forms the side garden of 2 White Cross Avenue and lies between the host dwelling and the junction of White Cross Avenue and White Cross Court, beyond the junction of White Cross Court, to the south, is an area of greenspace.

Planning History

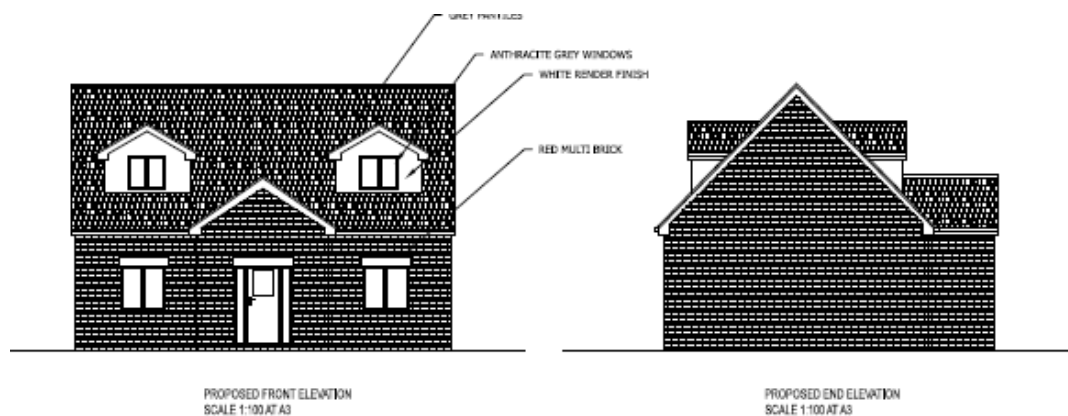
2006/1376 – Erection of a detached dormer bungalow (outline) – refused August 2006

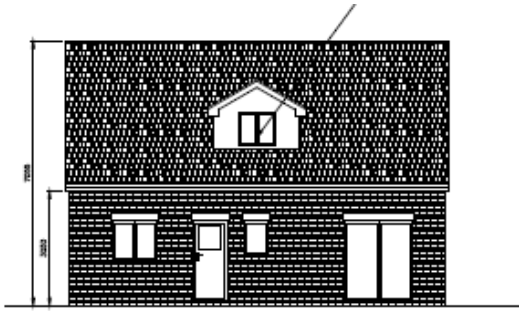
The siting of the proposed dwelling cannot achieve the separation distance set out in the Council's Supplementary Planning Guidance Note 5 'Infill Residential Development'. Furthermore, the siting involving the loss of residential curtilage will place the dwelling unacceptably close to the main aspect of 2 Whitecross Avenue to the detriment of residential amenity. The proposal is therefore contrary to SPG 3 and Policy H8D of the Councils' UDP

2006/2166 – Erection of a detached dormer bungalow (outline) (resubmission) – approved February 2027.

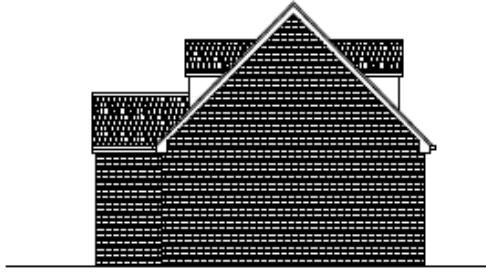
Proposed Development

Planning permission is sought for the erection of 1no detached dormer bungalow. The scheme involves a parking area for 2no vehicles along with a soft landscaped area to the front of the dwelling. The dwelling is to be laid out in a traditional manner with living accommodation at ground floor with bedrooms located within the roof space and is to be constructed from red brick, with grey roof tiles; the dormer window cheeks are to be white render.

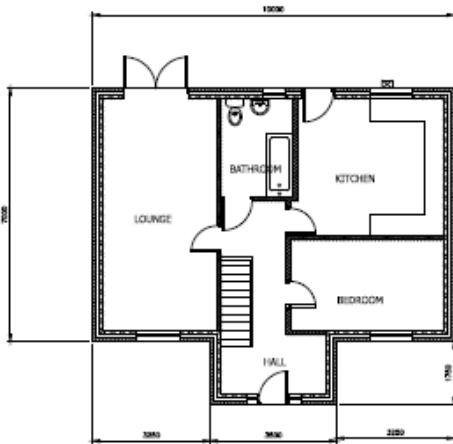




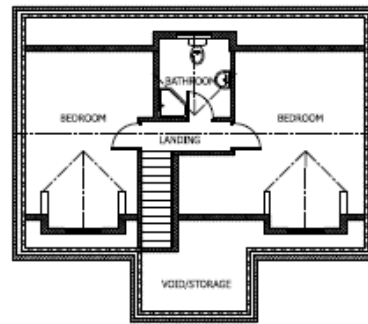
PROPOSED REAR ELEVATION
SCALE 1:100 AT A3



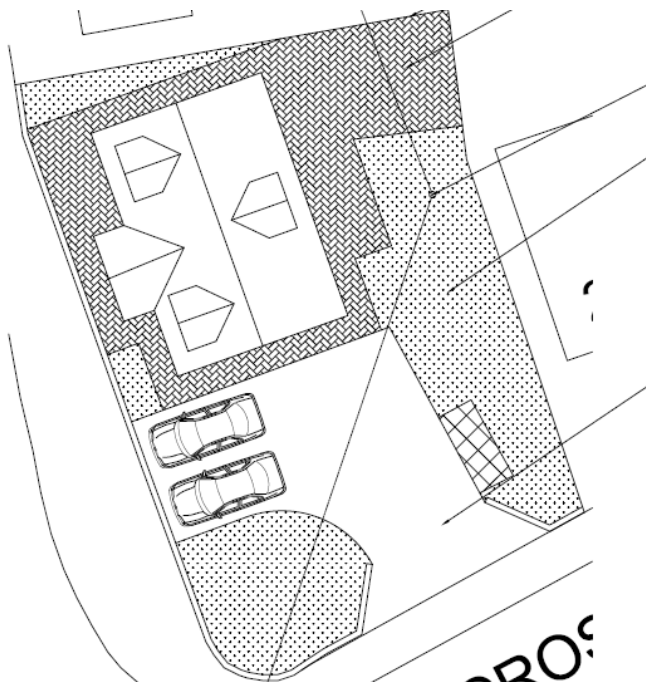
PROPOSED END ELEVATION
SCALE 1:100 AT A3



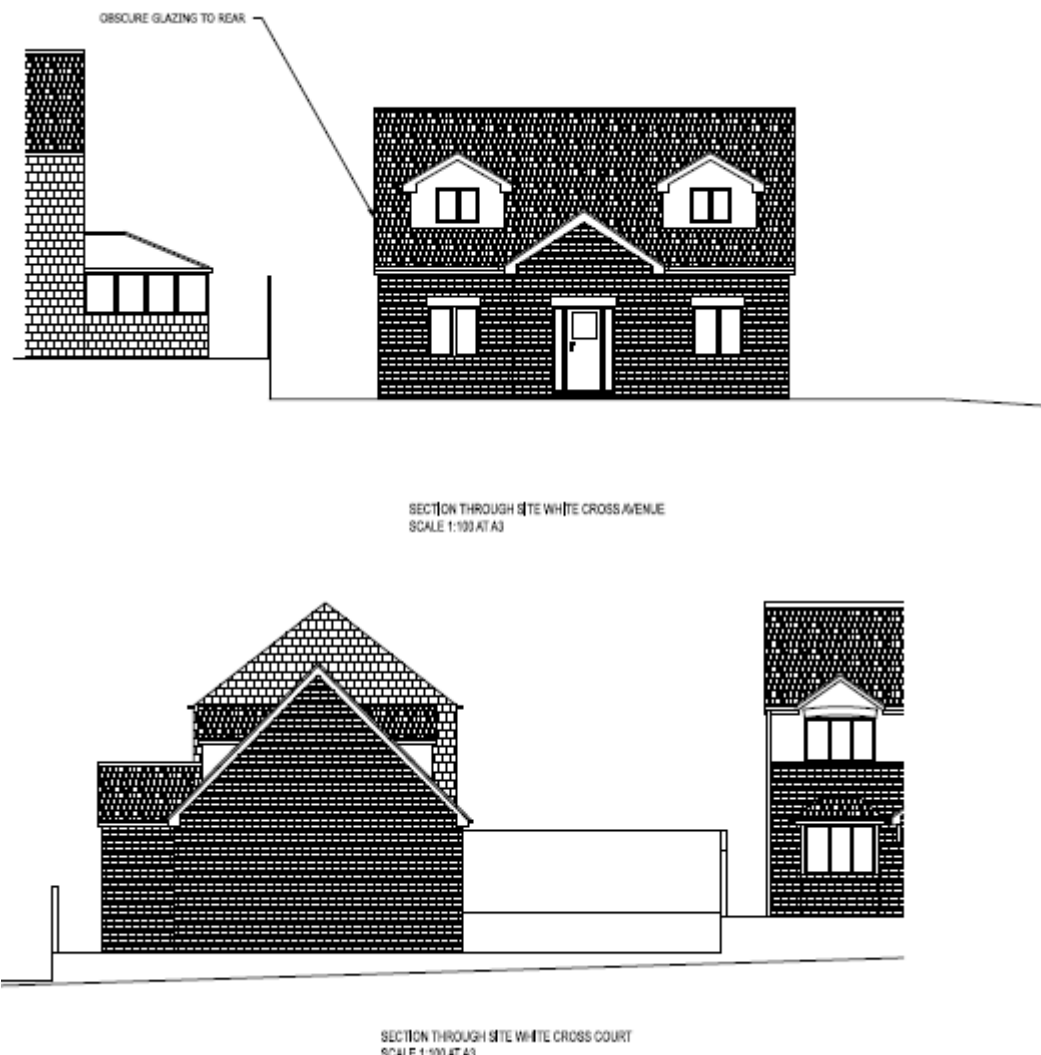
PROPOSED GROUND FLOOR PLAN
SCALE 1:100 AT A3



PROPOSED FIRST FLOOR PLAN
SCALE 1:100 AT A3



BLOCK PLAN OF SITE
SCALE 1:100 AT A3



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan

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

Policy H4 Residential Development on Small Non-allocated Sites
Policy H9 Protection of Existing Larger Dwellings
Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy T4 New development and Transport Safety
Policy Poll1 Pollution Control and Protection

Supplementary Planning Documents (SPD)
Supplementary Planning Document – Design New Housing Development
Supplementary Planning Document – Residential Amenity and Siting of Buildings
Supplementary Planning Document – Parking
The South Yorkshire Residential Design Guide (SYRDG)

National Planning Policy Framework (NPPF) - December 2023

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.

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 60 - To support the Government's objective of significantly boosting the supply of homes, 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

Paras 75-79 - reiterates the importance of a deliverable supply of homes to meet the needs of the district.

Para 96 - Planning policies and decisions should aim to achieve healthy, inclusive, and safe places

Para 115 - 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 131 - The creation of high-quality, beautiful, and sustainable 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.

Para 136 – trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible.

Para 139 - 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.

Para 180 – Planning policies and decisions should contribute to and enhance the natural and local environment.

Consultations

Highways DC – No objections subject to conditions.
Drainage – No objections subject to conditions.
Pollution Control – No objections subject to conditions.
Yorkshire Water - No objections subject to conditions.
Ward Councillors – No objections received.

Representations

Neighbour notification letters were sent to the surrounding residents and a site notice was posted adjacent to the site; no representations have been received.

Assessment

Principle of Development

Local Plan Policy H4 'Residential Development on Small Non-allocated Sites' states that proposals for residential development on sites below 0.4Ha will be allowed where the proposal complies with other relevant policies in the plan. These sites make a valuable contribution to the housing supply. Sites in towns and villages can offer good opportunities for providing houses where other people already live, near to shops and services. Developing these sites also reduces the need to provide new sites outside settlement boundaries. We will allow small scale residential development within towns and villages in line with other plan policies, including those protecting peoples living conditions, road safety and design.

Local 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. It is noted that the host dwelling is a 2-bedroom property so would not classify as an existing larger dwelling in its current form. The proposal is to create a 3 bedroomed detached property which would add to the existing housing stock. In addition, the garden of the host property is unusually large for a 2-bedroom dwelling and both the host property and proposed property are proposed to have gardens well in excess of the 50m² and 60m² required in SPD 'Design of Housing Development'.

In addition to the above all new dwellings 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. In addition, development will only be granted where it would maintain visual amenity and not create traffic problems/reduce highway safety. An assessment of the proposals against those criteria is set out within the sections of the report below.

Residential Amenity

The SPD Design of New Housing Development states that 'in order to ensure adequate levels of privacy are provided/ maintained, to ensure residential development does not result in unacceptable levels of loss of outlook and in order to provide adequate amenity, development will be expected to comply with external spacing standards.

The proposed dwelling has been sited to limit its impact on the neighbouring properties and complies in part, with the guidance set out in the Supplementary Planning Documents and South

Yorkshire Residential Design Guide in relation to separation distances and back to side relationships and overshadowing and loss of outlook.

The dwelling would be sited to the south of 2 The Barn, which could lead to an increase in overshadowing of the amenity space associated with this property and loss of outlook, however the proposed dwelling is to be located within the building line of the host dwelling, which would not increase levels of overshadowing of the amenity space to the rear, nor reduce outlook from the windows on the eastern rear elevation.

It is noted that the existing dwelling benefits from a conservatory along the southern side elevation, the proximity of proposed dwelling to the side boundary would result in some increase in overshadowing and reduction in outlook. However, the existing dwelling has a unique layout, which results in living accommodation being located at first floor level with windows located on the side elevation. The first floor living space benefits from windows located on the eastern, southern, and western elevations, with the inclusion of secondary windows it is not considered that the proximity of the dwelling to the side elevation would lead to a detrimental loss of outlook from these windows.

It is acknowledged that the proposed dwelling would have some impact on the side conservatory extension in terms of overshadowing and loss of outlook. However, the extension is located off a utility room and bedroom, rather than a living room, it is nonetheless a habitable room, although it is not afforded the same level of protection as a living space window. Nevertheless, the proposed dwelling is set in from the boundary with this property and set at a lower level and as such it is not considered that the proposed dwelling would significantly reduce levels of outlook or increase overshadowing to a detrimental level to recommend refusal of the application.

The majority of the windows proposed are on the front and rear elevations at ground floor level with suitable boundary treatments providing acceptable levels of screening of the neighbouring dwellings. The front dormer windows are located a sufficient distance from the opposing dwellings and would not increase levels of overlooking. It is acknowledged that a dormer window is located on the rear elevation and at an insufficient distance from the rear boundary, however, this window is to serve a bathroom which is not classed as a habitable room and is to be fitted with obscure glazing; a condition will be included to ensure the retention of the obscure glazing.

The property is proportioned with the overall floor area of the property exceeding the technical guidelines set out in the South Yorkshire Residential Design Guide, with the rooms within the proposed dwelling meeting the requirements of the SYRDG; in addition, the private amenity space provided exceeds the requirements for a dwelling of this size.

It is in this regard that the proposed development complies with SPD Designing New Housing Development, Local Plan Policy H4 Residential Development on Small Non-allocated Sites and Local Plan Policy GD1 General Development.

Visual Amenity

Local Plan Policy D1 emphasises the importance of retaining the character of the area and protecting the street scene when considering proposals for new dwellings on small infill plots. It is acknowledged that the scheme proposes a dormer bungalow adjacent to a two-storey property, however due to the topography of the site the design of the proposed dwelling relates well between the host dwelling and the neighbouring dwelling to the east, which fronts onto White Cross Court.

The dwelling has been designed to harmonise with the surrounding dwellings and the wider street scene, rather than the host dwelling, which is the anomaly in this instance, in that it is to be constructed from red brick with white render detailing to the front and rear dormer window cheeks. It is normal practice for dormer windows to be constructed from materials of a similar appearance

to those used in the construction of the roof slope; however, in this instance the inclusion of render is acceptable given the first-floor render detailing within the surrounding properties.

Whilst off-street parking has been provided to the side of the dwelling, it does not dominate the front of the property. The site is currently enclosed by an artificial stone wall with timber infill panels, with access taken from White Cross Court; there is no indication that the front boundary is to change, however a condition has been included for boundary treatment details to be submitted upon commencement.

As such it is not considered that the proposed dwelling would form a dominant feature within the street scene and is therefore unlikely to be out of character with the area, as such the proposed development complies with Local Plan Policy D1 and is acceptable.

Highway Considerations

Off road parking for the proposed dwelling is to utilise the existing parking provision with off street parking for 2no vehicles and a suitable turning area to allow vehicles to enter and exit the highway in a forward direction. Parking for the existing dwelling is to be located to the north of the dwelling off White Cross Road, via an existing access. Highways have been consulted on the proposed development and have raised no objections to the proposal subject to the inclusion of conditions requiring the driveway to be constructed from a solid bound material and that boundary treatments to the front of the plot shall be set at a height no greater than 900mm to ensure the visibility provided. It is acknowledged that the access and boundary treatments are existing and that it would be unreasonable to include a condition for changes to be made. No details of the boundary treatment have been provided and therefore the condition requiring the boundary treatment height being no more 900mm has been included to only apply to new boundary treatments. Based on the above it is considered that the scheme is acceptable from the perspective of highway safety.

The site is sufficient to accommodate a dwelling of this size and the required number of parking spaces in accordance with the requirements of Supplementary Planning Document, Parking and as such the proposal is acceptable and in compliance with Local Plan Policy T4 New development and Transport Safety.

Conclusion

The development ensures that adequate levels of amenity are retained for the neighbouring residents and future occupiers of the proposed dwelling. The erection of 1no 3bed property, which whilst only a small contribution, would add to the housing supply. On balance, it considered that the erection of the detached dwelling is acceptable and in compliance with Local Plan Policies H4, GD1, D1 and T4.

Recommendation

Approve with conditions