

2021/0608

Mr David Chambers

Residential development of 8 dwellings

Former BMBC Garage Site, Bloemfontein Street, Cudworth, Barnsley

Description

The site is a former Council garage site set off Bloemfontein Street, Cudworth. The site is fairly level and consists of former parking area and garages, with areas of rough grass and scrub. The site is set to the rear of terraced properties off Bloemfontein Street to the south and adjacent to allotment gardens to the north and east. To the west are businesses which include CHR Classic Cars and a scrap yard. There are two bungalows numbers 62 and 71 which are set adjacent to the access of the site.

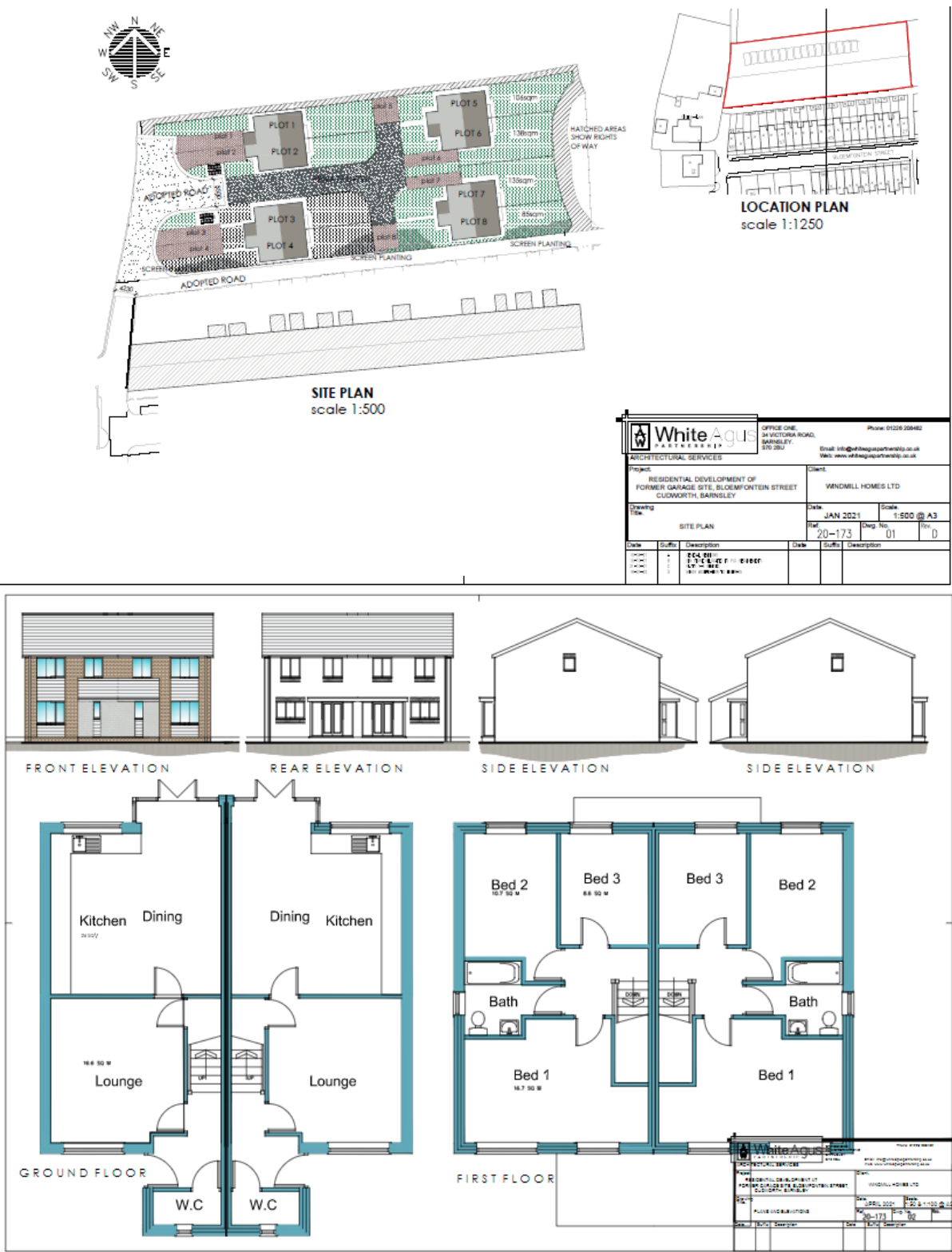


Proposed Development

The proposal involves the erection of 8 semi-detached, 3 bedroom dwellings. The dwellings are designed with a kitchen/diner, lounge and wc at ground floor and 3 bedrooms and a bathroom at first floor.

The proposed dwellings consist of one house type and have been designed with a pitched roof with front porches. No details of materials or landscaping have been provided at this stage. Each dwelling has front and rear garden areas and off street parking for 2 vehicles. The adopted road leading from Bloemfontein Street would be extended into the site to the front of plots 1-4 and a private drive would be provided to serve plots 5-8.

The layout plan has been amended during the course of the application with the front elevations of plots 1-4 turned to face the proposed adopted access road to the west. Plots 5-8 are shown to be accessed from the private drive within the site. A small strip of land is to be provided along the southern boundary of the site to allow for a bin collection area for the properties on Bloemfontein Street. Bin storage areas for the proposed dwellings are set the front of plots 2 and 3.



Policy Context

The new Local Plan was adopted at the full Council meeting held on the 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

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

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

NPPE

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 – Concerns raised with regard to the turning area for larger vehicles such as Fire Engines, Ambulances, and the Councils Bin Vehicles and access to adjacent businesses.

Drainage – No objection subject to condition

Highways – No objection subject to conditions

Air Quality – Recommends the provision of EVCP's by condition

Contaminated Land – No objection subject to condition

Coal Authority – No objection subject to condition

SYMAS – No objection subject to condition to confirm ground conditions

Pollution Control – No objection subject to condition

Tree Officer – No comments received

Yorkshire Water – No objections subject to conditions

Waste Management – Bin collection areas required

Representations

17 objections have been received which in summary raise the following concerns:-

- Increased traffic
- Parking problems
- The proposal will add more congestion to the main road
- Impact on pedestrians and disabled persons access to the rear of Bloemfontein Street
- Access is too narrow
- Who will adopt the road
- Where will allotment holder's park
- Dust/pollution/noise during construction
- No provision in the proposal for decontamination of the land from asbestos and oil etc
- Impact on utilities, water, sewerage system, gas
- Damage to property/subsidence
- Overlooking/loss of privacy
- Access would be compromised for emergency services and refuse vehicles to the rear of properties
- Concerns with regard to disruption to businesses and access to the west of the site
- Proposal does not comply with the legal sales pack
- There will be no where for children to play
- Antisocial behaviour on the land
- Impact on refuse collections

An amended layout was submitted and a further consultation was carried out, 8 objections have been received and the following responses made in addition to the above comments:-

- No details of lighting
- Impact upon enjoyment of home and future development
- Conflict with the allotments

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 predominantly residential and as such the use of this previously developed site for residential uses would be in keeping with the locality.

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 in close proximity to the site. The site and access have been used to serve the previous Council garage site and as such would have generated vehicular activity to the rear of the dwellings on Bloemfontein Street, therefore given the previous use of the site, the development of the site for residential purposes should not cause any significant increased disturbance to surrounding properties.

The site plan shows that the separation distances set within the SPD are met and the proposal should not cause any significant impact upon residential amenity in terms of overlooking or overbearing/overshadowing impact in accordance with the SPD, Design of Housing Development and policy GD1 of the Local Plan. In terms of internal spacing standards, the dwellings have 3 bedrooms and a bathroom at first floor and at ground floor, a kitchen diner, lounge and wc. The floor areas of the dwellings meet the required standards set within the South Yorkshire Residential Design Guide. The garden areas are also in excess of 60sqm as required by the SPD.

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.

Visual Amenity

The surrounding area is mixed with terraced, semi-detached and detached dwellings constructed of mainly brick. Given the size and shape of the site and the location of the access, the layout options are limited. The proposed layout shows the dwellings facing the west in two rows, with the access road running centrally within the site. Amended plans have been submitted during the course of the application, so that plots 1-4 face onto the adopted access road rather than into the site, which is a significant improvement and allows an active frontage to the adopted highway in line with SPD guidance. The properties of a simple design with

pitched rooflines to match the adjacent terrace dwellings, however details of materials have not been submitted at this stage and should be conditioned.

The development of this vacant site would enhance the visual amenity of the area. There are no objections to scale of the properties and layout put forward, given the size and shape of the site, and the pattern of development adjacent to the site. Subject to the submission of material samples, 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. The site has been previously used as a Council garage site and as such would have generated a certain amount of vehicular activity, therefore the development of the site for 8 dwellings should not cause any significant increased vehicular activity, given the previous and current permitted use of the site.

The adopted road would be extended into the site to the front of plots 1-4 and a private drive would be provided to serve plots 5-8. The properties have 2 parking spaces per unit in accordance with the Parking SPD and the internal layout allows for adequate turning facilities within the site. Given that adequate parking is provided within the site and the site has been fenced off for some time, there should not be any significant increased parking demand on Bloemfontein Street. It is noted that there are business premises to the west of the site which will be accessed from the proposed adopted carriageway, therefore an informative should be included to inform that applicant that it should be ensured that they have sufficient means of unfettered access given that they will be taking access from the adopted carriageway.

Concerns have been raised with regard to the proposed turning area for larger vehicles such as emergency vehicles and refuse vehicles and the width of the current access. The Highways Officer and Waste Management have not any raised concerns with the proposed access or the turning facilities for emergency vehicles and refuse vehicles. Waste Management have requested areas for bin collections to be included within the proposal and amended plans have been submitted which show an area for bin collections for the new dwellings to the front of the site, and a small strip of land is provided to the south of the site adjacent to the adopted highway for the adjacent residents to place their bins on collection day. There are no objections to the proposal from a highway safety perspective in accordance with Policy T4 of the Local Plan.

Trees

The existing trees on site have been removed and the Tree Survey submitted with the application identified the majority of the trees as being self-set specimens of retention category C, therefore whilst it is regrettable that they have been removed, they did not have any significant value. In terms of soft landscaping, the properties have front and rear gardens, however no landscaping details have been provided and should be conditioned. It is felt that a detailed landscaping scheme is required to ensure that replacement planting takes place to mitigate the loss of the trees on site which would also enhance the site for wildlife and provide some tree cover to replace some of the trees which have been felled.

Drainage

Concerns have been raised with regard to the impact upon existing the existing drainage and utilities. The Council's Drainage Officer and Yorkshire Water have been consulted and have not raised any objections to the proposal subject to conditions.

Contaminated Land

Concerns have been raised with regard to potential contaminants on the site. The Contaminated Land Officer has been consulted and considers that a desk study investigation should be conditioned so that any potential risks are assessed.

Other Matters

Other matters have been raised by objectors such as disturbance/noise/dust during construction and parking of contractor's vehicles are not material considerations, however they should be dealt with via appropriate planning conditions. The Pollution Control Officer has no objections to the proposal subject to a condition.

Conclusion

Residential developments on small unallocated sites are acceptable under Local Plan Policy H4 and the proposal would involve the development of previously developed vacant site, making it a sustainable form of development that is advocated by both local and national planning policies. The proposal is acceptable in terms of highway safety, visual amenity and residential amenity and is therefore recommended for approval subject to conditions.

Recommendation

Approve with conditions