

Application Reference: 2025/0764

Site Address: 71 Tingle Bridge Lane, Hemingfield, S73 0NT

Introduction:

This application seeks full permission for the erection of a detached dwelling and associated works. The original proposal included the erection of a detached garage, however, after discussions with the planning officer and the highways department this part of the proposal was removed.

Relevant Site Characteristics

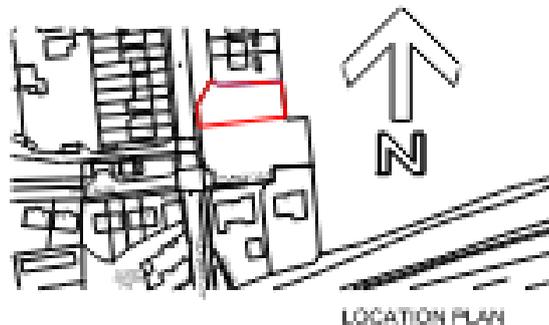
This site is located to the south of 71 Tingle Bridge Lane in Hemingfield. The site has been cleared for development and forms plot 1 of a wider development area. Permission for the erection of 3 dwellings was granted in 2018. This application site forms Plot 1, with Plot 2 and Plot 3 adjacent to the south.

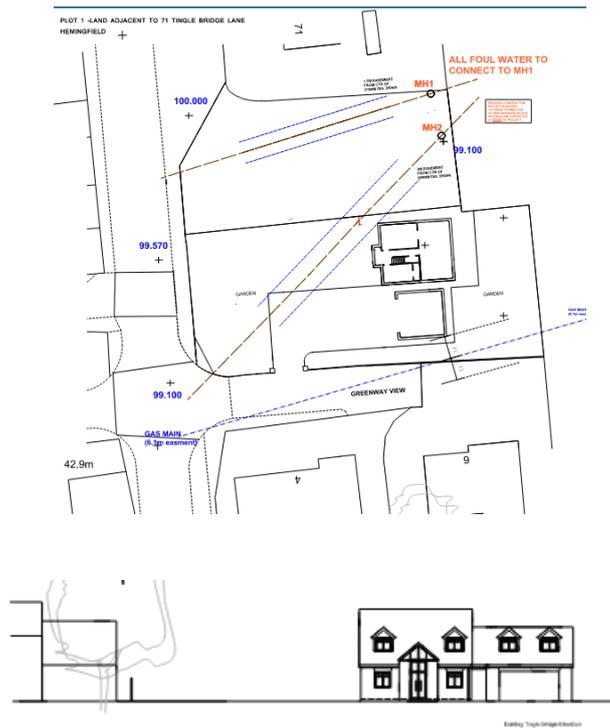
In 2019 planning permission was granted to change the design of the dwellings. In 2020 Plot 2 and Plot 3 were merged together to form one large plot, planning permission was given to allow the erection of 1 larger dwelling and attached side garage to be built on the larger plot. This property has been developed. Further south beyond the new build is a short cul-de-sac (Greenway View) which serves the new build and 2 additional large modern detached dwellings.

The land was previously used as grazing land located within a built-up frontage on Tingle Bridge Lane before the sites were cleared to form development plots. To the north is 71 Tingle Bridge Lane which is part of a pair of 2 storey semi-detached dwellings with a large single storey side extension. This has a secondary side habitable room window that overlooks the site.

There is open land to the east which forms part of the green belt and houses on the opposite side of Tingle Bridge Lane to the west. Tingle Bridge Lane has a wide verge along most of its length.

There have been previous issues relating to main sewers running across the site, this has dictated the layout. Any trees that were along the front of the site previously appear to have been removed. The site is situated with the Urban Fabric policy area.





Site History

Application Reference	Description	Status (Approved/Refused)
2018/0414	Erection of 3 no. detached dwellings and garages	Approved with conditions
2018/1288	Erection of 3 no. detached dwellings (Resubmission).	Approved with conditions
2019/0679	Variation of condition 2 of approved application 2018/1288 (Erection of 3 no. detached dwellings (Resubmission))	Approved with conditions
2020/0547	Erection of detached dwelling with detached garage	Approved with conditions
2024/0507	Erection of detached dwelling	Approved with conditions

Detailed description of Proposed Works

The applicant is seeking approval to erect a two storey 4 bedroom dwelling designed with a pitched roof and set back from the road with a generous front and rear garden. The property has a small front porch and has been designed with a small two storey front and rear gable facing projection. Parking provision for two or more off street spaces can be accommodated within the site at the side of the property with a turning area within the front garden.

In terms of the internal layout, the ground floor will comprise of a family room, study, lounge/dining room and kitchen, a shower room, and a separate w/c. The first floor will comprise of four bedrooms with a family bathroom.

The proposed dwelling has been designed to measure the same height as the existing neighbouring semi-detached dwellings. The proposal will be built in brick and tile however details of materials are to be agreed post decision.



Relevant policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

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.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy H1: The Number of New Homes to be Built.
- Policy H4: Residential Development on Small Non-allocated sites.
- Policy LG2: The Location of Growth.
- Policy GD1: General Development.
- Policy POLL1: Pollution Control and Protection.
- Policy T3: New Development and Sustainable Travel.
- Policy T4: New Development and Transport Safety.
- Policy D1: High quality design and place making.
- Policy BIO1: Biodiversity and Geodiversity.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social, and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development.

Section 4 - Decision making

Section 5 - Delivering a sufficient supply of homes.

Section 9 – Promoting sustainable transport.

Section 11 – Making effective use of land.

Section 12 - Achieving well-designed places.

Section 15 – Conserving and enhancing the natural environment.

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPDs in this case are:

- Trees and hedgerows.
- Design of Housing Development.
- Walls and Fences.
- Biodiversity and Geodiversity.
- Sustainable Travel.
- Parking.
- Sustainable construction and climate change adaptation.
- South Yorkshire Residential Design Guide (SYRDG).

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

No objections were raised.

Yorkshire Water - No objection subject to conditions.

Drainage – No objections.

Highways DC – No objections to the amended plans subject to conditions.

Pollution Control – No objections subject to conditions

Local Councillors – No comments received.

Biodiversity – No objections subject to conditions

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The site falls within Urban Fabric. Local Plan Policy H4: Residential development on small non-allocated sites, sets out that proposals for residential development on sites below 0.4 hectares will be allowed where the proposal complies with other relevant policies in the Plan. The principle of development is supported by Policy H4.

The development site is in an area that is principally residential, which comprises a mix of detached and semi-detached dwellings of 1.5 and 2 storey height. The proposal for the erection of a detached dwelling would maintain an appropriate housing mix within the local area, and as such, the use of the development site for residential uses would be in-keeping with the local character.

The proposed development is aligned with the characteristics of infill development as set out within The Design of housing development SPD. The section for infill development requires proposals, amongst other things, to comply with external spacing standards.

This scheme is similar to the previously approved schemes. There is no change in the overall principle of the development which has been established through previous approvals.

Considering the above, the principle of development is considered acceptable, subject to compliance with other relevant policies in the plan and all other material considerations.

Scale, Design and Impact on the Character

There has been a lot of amendments made to the originally approved dwellings within this site and the neighbouring sites. The previous approval in 2024 proposed the erection of a dormer bungalow within plot 1 visually identical to the approval within 2019/0547.

This proposal is for the erection of a detached two storey dwelling with similar design characteristics to the neighbouring dwellings. The proposal will have a pitched roof design and has been set back within the site with generous front and rear garden areas. The site is set within a pocket of residential properties that are a mix of one and two storey height and constructed from red brick.

The proposal seeks to replicate the style of the surrounding dwellings with use of brick and tile. The proposal is for a two storey detached dwelling similar in height to the neighbouring semi-detached dwellings and as such would be in keeping with this locality.

The street scene is characterised by a mix of differently designed properties, semi-detached and some larger detached dwellings. It is noted that Tingle Bridge Lane slopes down from North to south from the rows of semi-detached dwellings above to the newly built 1.5 storey neighbouring dwelling located to the south. Although the proposed dwelling is taller than the neighbouring new build, due to the topography of the site and the fact the proposal will be in line with the existing semi's the proposed height is not expected to appear overly dominant when viewed within this locality.

The applicant has stated on the drawings that the dwelling will be brick built however the details of the materials have not been submitted with this application and will therefore be

conditioned. The proposed drawings do not indicate the type or location of the intended boundary treatment, this will also be conditioned.

As such the proposal would be in keeping with the local character of the area in terms of scale, building style, and materials. The proposal is therefore considered to comply with SPD: Design of Housing Development, Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.

Significant weight has been given to the design and impact on the character of the area.

Impact on Neighbouring Amenity

Although Policy GD1 of the Local Plan does not include reference to any specific space standards, it states that 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 amongst other matters. Policy D1 of the Local Plan expects development to be of a high quality, including through its layout and design, so that it contributes to a healthy, safe, and sustainable environment.

The 2023 Design of Housing Development Supplementary Planning Document (SPD) advises that all developments should achieve the internal spacing standards set out in the South Yorkshire Residential Design Guide (SYRDG).

It also advises that rear gardens of proposed dwellings should be at least 50 square metres in the case of two-bedroom houses/bungalows and 60 square metres for houses/bungalows with three or more bedrooms. Smaller gardens may be acceptable in corner plots if privacy and daylighting can be maintained.

The proposal is for the erection of a five bedroom dwelling. The SYRDG sets out acceptable internal spatial standards. The proposal meets the internal spatial standards set out within the SYRDG and the Council is satisfied that the proposal will deliver acceptable living conditions protecting the residential amenity of future occupiers in line with planning policy.

The external amenity space also meets with the requirement in both SPD: Design of Housing Development and the South Yorkshire Residential Design Guide.

There is an overlooking window in the side wall of an extension to no.71 Tingle Bridge Lane. It has not been established if this window serves a habitable room. On the previous applications it was determined that there is limited scope to revise the layout due to the presence of two easements. It was also established that as the separation distance was over the 12m required the proposed location was not expected to reduce any existing residential amenity currently enjoyed by the neighbours.

Due to the orientation and positioning of the proposed windows to this property and with the introduction of a boundary fence (Details of which are yet to be finalised), overlooking or loss of privacy is not expected to occur ensuring residential amenity is not compromised with respect of the immediate neighbours.

It is acknowledged that there could be some disruption and nuisance caused to people in the locality during construction and demolition works. However, any impact is anticipated to only be temporary and construction hours can be controlled by condition.

It is therefore concluded that the internal living space and external amenity area of the proposed development would be of a sufficient size and configuration such that future occupiers would have acceptable living conditions, and the existing residential amenity of the neighbouring dwellings is retained.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development, Local Plan Policy D1: High Quality Design and Placemaking, SYDG, SPD: Design of Housing Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.

Significant weight has been given to the design and impact on the character of the area.

Highways

The application was amended to remove the proposed garage located at the front of the property. The garage was deemed unacceptable from both a visual and a highways perspective.

The amended development is not considered to be prejudicial to highway safety. The development site proposes two off street parking spaces located at the side of the property, accessed from Tingle Bridge Lane which would provide satisfactory off-street parking arrangements for the proposed dwelling.

In view of the above, the proposal is considered acceptable from a highways development control perspective and are considered to comply with Parking SPD and Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Moderate weight has been given to the impact on highway safety.

Drainage

The layout of the dwelling has been designed to avoid the sewers that run through the site. The scheme has been assessed by YW and drainage who have raised no objections to the scheme subject to conditions.

Biodiversity

A BNG assessment has been provided to support the assessment. However, as the proposal is for a custom, self build BNG is not mandatory. The report provides a baseline of the habitats on site which is welcomed with the habitats present comprising neutral grassland and sparsely vegetated land. The Council's Biodiversity Officer has not objected to the scheme subject to the addition of a condition to include biodiversity enhancements.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal constitutes acceptable development in respect of highway safety, residential and visual amenity and the proposal complies with the relevant plan policies and therefore planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval although further consideration will be required at reserved matters stage.

RECOMMENDATION: Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It was necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home, and his correspondence.