

2022/0272

Mr Mick Branford

Outline application for demolition of existing church and development of 6 dwellings (All Matters Reserved)

Church of Our Lady of Perpetual Succour, Station Road, Bolton Upon Dearne, Rotherham, S63 8AD

Background

88/0849 – Change of use of church into shop/storage with residential accommodation – Approved with conditions

87/1236 - Change of use from church shop/storage and residential – Approved with conditions

Description

The existing site comprises of the former Church of our lady of Perpetual Succour which is a one and a half storey building with dormer window to the side. The existing site is a large site consisting of the Church Building and surrounding land and outbuildings. The existing building appears to require refurbishment. The site currently has 3 accesses, 2 off Station Road and 1 off Priory Road.

The surrounding land is residential and the properties are a mix of ages and appearance, with semi detached dwellings set to the east and west of the site off Station Road, and semi detached dwellings set to the rear off Priory Road.

The property does not appear to have been used as a church for some time and has more recently been used as a shop with residential accommodation. The current signage at the building indicates that the building was used as an aerial shop.







Proposed Development

The proposal includes the demolition of former church building/shop and the re-development of site for 6, dwellings with all matters reserved. The application form states that the dwellings are to be 2 bed units, however no details have been provided in terms of the scale or design

of the proposed units. An indicative layout plan has been submitted which shows how the proposed dwellings would be arranged on the site.

The site plan shows that four of the dwellings are set in a line parallel to Station Road, with the access and the further two dwellings set adjacent to Priory Road. The plot sizes are roughly the same size with parking to the rear of plots 1 to 4 and parking to the front of plots 5 to 6. In terms of landscaping, the indicative layout plan shows grassed gardens with patio areas and landscaping to the front of the dwellings and include planted areas.

The indicative site plan has been amended during the course of the application at the request of the Highways Officer. A Bat Survey has also been submitted.



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 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

Policy I2 Educational and Community Facilities

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 – No comments received

Drainage – No objections subject to condition

Pollution Control – No objection subject to conditions

Yorkshire Water - No comments received

Highways – No objections subject to conditions

Biodiversity Officer – No objection subject to conditions

Representations

8 Objections/comments have been received

- Loss of light
- Overbearing impact
- Loss of privacy
- Concerns regarding demolition and construction
- Impact on drainage
- Loss of parking areas on Priory Road
- Impact upon highway safety and parking
- Larger family homes are required
- There are no bus stops on the road
- Overdevelopment of site
- Loss of value of properties
- The church should not be demolished
- Bungalows should be built

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.

In terms of Local Plan Policy I2 and the loss of the previous community facility as a church, the change of use of the building into a shop and residential accommodation was granted in 1988. The signage at the site indicates that the building has been previously used as an aerial shop, therefore the community use of the building has already been lost.

In terms of the type of accommodation proposed, the development proposes a small development of 6 x 2 bed units. Given the nature of the development in the area which consists of a variety of larger detached, semi's and terraced properties, it is felt that the development of these 2 bed semi detached dwellings would allow for smaller units of accommodation to add to the current mix of housing in the area.

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 application is in outline, however the indicative site plan shows that the layout could be designed so that they meet the separation distances set within the SPD in terms of distances from habitable room windows. The windows are a minimum of 21m from habitable room windows to the front and rear and 10m from the rear boundaries. As a result, a reserved matters scheme could be designed so that it 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 application form states that the properties would be 2 bed units and the indicative site plans shows that they could be 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 for a 2 bed unit.

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, terraced and detached properties set within a variety of plot sizes. The existing former church building is of a standard design and construction, therefore there are no objections to the loss of the existing building in terms of visual amenity.

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, scale and materials. The indicative 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 the indicative 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. The Highways Officer states that 'having reviewed the amended layout, I am content with the proposal, however I am mindful that this application is in outline with all matters reserved and thereby maybe subject to change through a reserved matters application. Therefore It is not wished to

raise highway objections “in principle” at this stage. However, access, visibility, parking/manoeuvring facilities and parking provision must meet the current standards in the South Yorkshire Residential Design Guide, and Barnsley Councils’ Parking SPD.’

The indicative layout shows that the properties have 1 parking space per 2 bed unit in accordance with the Parking SPD. Objections have been raised in terms of the loss of parking on Priory Road, however there are no parking restrictions along Priory Road and sufficient parking spaces are provided on site. There are no objections to the proposal from a highway safety perspective in principal in accordance with Policy T4 of the Local Plan.

Biodiversity

The existing former church building does have the potential to be used by bats, therefore a Bat Survey has been submitted with the application. The Report states that the building assessment considered the former church building to offer low potential to support roosting bats. Therefore, in accordance with industry guidelines a single nocturnal bat survey was carried out to determine the presence / absence of roosting bats. During the nocturnal survey period no bats were observed emerging or returning to the building. Bat activity was dominated by common pipistrelle commuting through the survey with occasional noctule commuting high over the site. No bats were observed emerging or entering the former church building.

The Ecology Officer has been consulted and has no objections to the proposal subject to conditions which include mitigation measures and Biodiversity enhancements such as bat roosting boxes and hedgehog highways. The proposal is therefore acceptable when measured against policy BIO1 of the Local Plan.

Drainage

The Drainage Officer has no objections subject to conditions.

Other Matters

Concerns raised with regard to the impact of the proposal upon house prices are unfortunately not a material consideration. Other matters such as the impact of construction works, dust and noise can be controlled by planning conditions.

Recommendation

Approve subject to conditions