

PLANNING and DESIGN and ACCESS STATEMENT

OUTLINE APPLICATION INCLUDING SITING, and
ACCESS

3, DWELLINGS

SHAW LANE

CARLTON

BARNSLEY

S71 3HG

INTRODUCTION

1.This is an Outline application for 3 dwellings including the consideration of access and siting.

SITE and SURROUNDINGS

2.The site amounts to approximately 0.09 hectares (0.22 acres) within a residential area on the eastern edge of Carlton.

3.It is adjacent to a former public house, recently granted permission to convert to apartments. Opposite is a residential estate with frontage dwellings side-on to the road. To the immediate east is a regenerated wooded area and beyond is a residential development, including a terrace of dwellings and an estate recently granted permission. To the south is vacant land containing regenerated woodland and then a food factory, approximately 200metres from the rear boundary of the site. The site forms part of the wider area of vacant land. The western end of the site contains a hard-standing and access formerly used by the pub.



Figure 1 Aerial view of the site



Figure 2 Frontage of the site



Figure 3 View across western end of the site towards food factory

PROPOSAL

4.The proposal is for 3 detached dwellings. The siting has been arranged around the need to protect the trees of value on the site and ensure adequate clearance (4 metres) of the rising water main, which crosses the rear part of the site.

5.The detached dwellings will be capable of containing 4 bedrooms.

6.A tree survey is submitted with the application, which describes and assesses the trees and shrubs on the site. The report assesses the quality of the trees in terms of their physiology, structure, life expectancy and amenity value. The ranking consists of A – very good, B –good, C- low or average quality U-no real quality. Appendix 4 of the report illustrates the site contains category B and C trees. All the trees are to remain apart from a

group of category C trees (G 4 in tree report, Appendix 5), which are in the middle of the site and effectively unavoidable. The tree report states that these trees are naturally regenerated sycamore and elder, which are of limited long-term value.

7. It is intended that there will be extra planting which can be covered by planning conditions.



Figure 4 Self regenerated sycamore and elder to be removed

8. In landscape terms, the reserved matters will confirm extra planting and measures to protect the existing trees. Any surfaces in root protection areas will be soft and permeable to avoid excavation and root damage.

9. It is intended that a SUDS system of drainage will be implemented

10. The parking provision will be a minimum of two spaces per dwelling, which will include the garage spaces where relevant.

PLANNING HISTORY

11. This application follows the refusal of an outline application on 19/1/16 for 4 dwellings on the site for the following reasons :

1. In the opinion of the Local Planning Authority the proposed layout of the site would relate poorly to its surroundings, as well as the proposed plots interacting poorly with one another. As a result, the proposal appears 'haphazard' and 'incoherent' which would have a negative impact on the visual amenity of the area, and the Conservation Area beyond. As such, the proposal would be contrary to CSP 29 'Design', CSP 30 'The Historic Environment', H8D 'Infill, Backland and Tandem Development' and SPD 'Designing New Housing Development'.

2. In the opinion of the Local Planning Authority, the parking/garaging layouts would give rise to security concerns as a result of the limited overlooking or natural surveillance. Furthermore, the proposed development fails to provide sufficient and suitable car parking provision within the site, consequently, the proposal would be likely to result in on-street car parking along Shaw Lane to the detriment of the safe and free flow of traffic on the highway. As such, the proposal is contrary to Supplementary Planning Document 'Parking', the 'South Yorkshire Residential Design Guide', CSP 26 'New Development and Highway Improvement' and CSP 29 'Design

DESIGN ASSESSMENT

12. Following refusal of the above application we have sought pre-application advice from James Hyde, Planning Officer and Barbara Wilson from Highways. This application has taken their advice into account in full.

13. At the request of officers, the scheme has been reduced to 3 dwellings, which, in particular, has overcome the concerns regarding the manner in which the dwellings relate to each other and their surroundings. Officers are now content that the dwellings have a consistent building line which assimilates into the conservation area.

14. Issues were raised about the varying front building lines of the dwellings and their poor relationship. The removal of the extra dwelling has meant that the 3 proposed dwellings are now more closely related. The security concerns regarding the “isolated” positioning of the fourth dwelling, as previously proposed, on the eastern edge of the site has been overcome by removal of the eastern limb of the site from the developable area and siting of the car parking close to all the dwellings.

15. The siting of the dwellings allows for the TPO trees to be retained and their future to not be threatened. There is also scope for mature planting across the frontage of the site, which will create an attractive street scene with a sense of enclosure. Extra landscaping details will be submitted with the reserved matters application.

16. Parking spaces are now closer to the dwellings which they serve and there are no security issues with respect to lack of surveillance.

17. The turning areas are of a size allowing vehicles to turn within the site and leave in a forwards direction.

PLANNING POLICY

18. The saved UDP policies are the immediate relevant policies. The site is within a housing area and there is no objection, in principle to residential development.

Policy H8A states

THE SCALE, LAYOUT, HEIGHT AND DESIGN OF ALL NEW DWELLINGS PROPOSED WITHIN THE EXISTING RESIDENTIAL AREAS MUST ENSURE THAT THE LIVING CONDITIONS AND OVERALL STANDARDS OF RESIDENTIAL AMENITY ARE PROVIDED OR MAINTAINED TO AN ACCEPTABLE LEVEL BOTH FOR NEW RESIDENTS AND THOSE EXISTING, PARTICULARLY IN RESPECT OF THE

LEVELS OF MUTUAL PRIVACY, LANDSCAPING AND ACCESS ARRANGEMENTS.

Policy H8D

PLANNING PERMISSION FOR INFILL, BACKLAND OR TANDEM DEVELOPMENT INVOLVING SINGLE OR A SMALL NUMBER OF DWELLINGS WITHIN EXISTING RESIDENTIAL AREAS WILL ONLY BE GRANTED WHERE DEVELOPMENT WOULD NOT RESULT IN HARM TO THE LOCAL ENVIRONMENT OR THE AMENITIES OF EXISTING RESIDENTS, CREATE TRAFFIC PROBLEMS OR PREJUDICE THE POSSIBLE FUTURE DEVELOPMENT OF A LARGER AREA OF LAND.

19. In addition, the Council's Supplementary Planning Document (SPD) "Designing New Housing Development" adopted in 2012 must be taken into account

20. The design assessment above explains the merits of the layout in design and landscaping terms and it is submitted that the scheme is in conformity with UDP and SPD policies and guidelines.

21. Regarding the SPD, there is conformity with the various spaces about dwellings guidelines. The minimum front elevation to side gable of the dwellings opposite is 16 metres, which meets the required 12 metres. The garden areas are significantly in excess of the required minimum of 60 square metres.

22. The juxtaposition of the dwellings is such that there will be no direct overlooking of private garden areas.

PARKING and ACCESS

23. The layout meets the requirements of the South Yorkshire Design Guide (SYDG) with respect to access drive widths and parking space design and conforms with the Council's SPD "Parking Guidelines" and provides 2 spaces for dwellings with 3 or more bedrooms.

24. The layout allows for on-site vehicular turning so cars do not have to reverse onto the highway.

25.The site is flat allowing for effective disabled access.

26. Garage sizes are 6.5 metres x 3 metres which complies with SYDG guidelines.

COAL MINING RISK ASSESSMENT

26.The site is not within an area where this is required

FLOOD RISK

27.The site is not within a flood risk zone

SUMMARY

28. This development will help the Council meet its housing targets. It conforms in principle to UDP policies and meets the various design guidelines referred to.

29 Prior to the submission of the first application, pre-application enquiries relating to the site were for 6 dwellings. The proposal is now for 3 based on detailed advice from officers. It is anticipated that permission will be forthcoming. We look forward to constructive dialogue with officers on any issues which may arise during the processing of the application.