
2021/0992

Applicant: Mr Lee Wilcock

Description: Erection of two storey detached dwelling with integral garage and associated external works

Address: Plot 2, Heathcroft Chase, Ardsley, Barnsley, S71 5LN

Site Location and Description

The application relates to a vacant plot of land which measures approximately 0.05Ha. The land formed part of a previous application which granted permission for 5 no. dwellings off a private drive, accessed from Doncaster Road. 4no. of those dwellings have been built out and generally consist of detached, stone-built buildings with associated garaging. The property approved for the application site, a detached 2 storey dwelling with attached garage, has never been built out and the plot has remained vacant.

The access drive sits to the West and South of the plot and it is surrounded on all sides by residential properties and their associate gardens and garaging. The site slopes down gradually from North to South.



Site History

2006/1174 outline permission for the erection of 5 dwellings – granted

2008/0731 reserved matters for the erection of 5 detached dwellings – granted



Proposed Development

The applicant seeks permission to erect a detached, 2 storey dwelling with integral garage. The accommodation would comprise an open plan living/dining/kitchen area, lounge, office, utility room, WC and garage on the ground floor and 4no. en-suite bedrooms on the first floor. There

would be a buffer garden and double driveway to the front (West) and enclosed private amenity space to the rear (East).

The footprint of the proposed dwelling is similar to that approved under the 2006 and 2008 permissions. The main differences are the design of the dwelling, including the 2no front gables, as well as the accommodation over the garage. Previously the garage was attached but was a single storey addition.



Policy Context

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

Policy H1 The Number of New Homes to be Built

Policy H4 Residential Development on Small Non-Allocated sites

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

Policy BIO1 Biodiversity and Geodiversity

Policy CC1 Climate Change

Policy CC2 Sustainable Design and Construction

SPD's

Those of relevance to this application are as follows:

- Designing of housing Development
- Parking
- Open Space Provision on New Housing Development

Other

South Yorkshire Residential Design Guide

NPPF

The NPPF sets out the Government's 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.

Paragraphs of particular relevance to this application include:

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

Para 111 - 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 126 - The creation of high-quality 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.

Consultations

SYMAS – No comments. The site sits outside the Coal Authority referral area.

Conservation Officer – No comments. The site is not within a Conservation Area or adjacent to listed buildings.

Drainage – No objections, Building Control to assess

Ward Cllrs – No comments

Representations

None

Assessment

Principle of development

The site is allocated as Urban Fabric within the Local Plan. Local Plan policy H4 'Residential Development on small Non-allocated sites' states 'proposals for residential development on sites below 0.4 hectares will be allowed where the proposal complies with other relevant policies within the plan.

All new dwellings proposed 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, particularly in respect of the levels of mutual privacy. In addition, development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the possible future development of a larger area of land.

It should also be noted that the site formed part of an outline application (2006/1174) and reserved matters application (2008/0731) for 5 no. detached dwellings. 4 of those dwellings have been built out, as such, the approved dwelling on this plot is extant and could be built out without further permissions. The applicant seeks permission to make amendments to the previous approval and those changes will be assessed under the following headings;

Residential amenity

The proposed dwelling is a similar width at ground floor level as that previously approved, however, the first floor is wider given there is now accommodation proposed above the garage. The footprint of the dwelling is also similar to the previous barring a minor increase in depth in places of circa 1.5m.

The dwelling would be located to the North of the 2no. properties at the head of Heathcroft Chase and the proposed side elevation would be in excess of 12m from the neighbouring habitable room windows, in accordance with the SPD. There are also no habitable room windows on the elevation facing those properties.

The dwelling would have additional first floor accommodation adjacent to the boundary shared with the dwelling to the North, compared with the previous approval. However, the site is on a lower level and the proposed dwelling is adjacent to the neighbouring detached garage. It is noted that the proposed side elevation falls short of the 12m from the 2-storey rear projection of that dwelling, however, that elevation does not contain habitable room windows at first floor. There would be a distance of circa 14.2m from the main habitable room windows on neighbouring dwelling to the proposed side elevation, in excess of the SPD requirements. As such, the proposed dwelling would not be an overbearing feature or significantly increase overshadowing. There are also no proposed habitable room windows on the Northern elevation, as such privacy levels would be maintained.

There are no dwellings directly to the front of the proposed dwelling and the site is separated from the neighbouring garden by the access road. There is also a separation distance of circa 10m between the proposed windows and the neighbouring rear private amenity space. Furthermore, the location of the proposed front elevation is not significantly different to that previously approved.

It is noted that the proposed rear elevation, in part, projects closer to the rear boundary and falls short of the 10m required from the amenity space of the dwelling to the East. However, it should be noted that the previously approved dwelling had 3no. habitable room windows at first floor level on the rear elevation serving 3no. separate habitable rooms. The current proposal has 4no. first floor windows on the rear elevation however, only 2 of those serve habitable rooms, plus the

window serving one of the bedrooms directly faces the blank side elevation of the neighbouring property, rather than the private amenity space.

As such, although the proposed windows are marginally closer to the shared boundary (circa 1.5m) there is only 1 habitable room window facing the neighbouring garden. When compared with the extant dwelling the impact on residential amenity in terms of overlooking and loss of privacy would not be significant or warrant a refusal in this case. It is noted that the window in question would be served by glazed doors, however, they only open onto a Juliette balcony.

In terms of the amenity for future residents, the internal spacing generally meets or exceeds the requirements of the South Yorkshire Residential Design Guide and the proposed garden area exceeds the requirements of the SPD.

Visual Amenity

The proposed dwelling is visually different to the extant dwelling, given the accommodation above the garage and the prominent gables on the front elevation. However, the development of the 5no. dwelling previously approved consisted of individually designed properties, as such, the current proposal would continue that theme. Materials to match the neighbouring dwellings would also allow the development to reflect the immediate area and 'anchor' the property. Furthermore, the dwelling immediately to the South contains front projecting gables, therefore, they would not be an alien feature within the immediate location.

The site is not overly prominent on the wider streetscene of Doncaster road, but given it is on a corner plot immediately adjacent to the private, drive it is prominent within the site itself and visible from the neighbouring properties. However, as outlined above, it is an individually design property within an area of detached, individual buildings both within the previously approved scheme and the wider streetscene of Doncaster Road, therefore, visual amenity would be maintained, in accordance with Local Plan Policy D1.

As outlined above, the proposed dwelling would have a similar footprint as the extant dwelling, although, it would have accommodation over the previously approved single storey garage providing additional first floor accommodation. However, that first floor accommodation would remain subordinate to the main double fronted, symmetrical main front elevation in that it would be set back and have a lower roof ridge. It would also allow the building to 'step' down to the neighbouring single storey detached garage.

Similar to the previous approval, the dwelling would have parking to the front of the garage and a buffer garden to introduce soft landscaping between the access road and the front elevation.

Highway Safety

The access road/drive from Doncaster Road to the plot is already established and serves 4 neighbouring properties. The proposed dwelling would reflect the previously approved dwelling on the plot and would result in 5 dwellings served off the private drive, which accords with the South Yorkshire Residential Design Guide.

Access from the access drive into the plot is similar to that previously approved in the North Western Corner. 2no. parking spaces are proposed within the curtilage to the front of the garage and the internal dimensions of the garage also meet the requirements of the Design Guide to be considered a parking space.

Given the comments above, the current proposal is not significantly different to the extant permission and highway safety would be maintained.

Conclusion

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the revised scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Grant planning permission subject to conditions

1. *The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.*
2. *The development hereby approved shall be carried out strictly in accordance with the amended plans (No 21-055-01-A) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.*
3. *Upon commencement of development details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.*
4. *Upon commencement of development a plan indicating the position of boundary treatment(s) to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.
Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property in accordance with Local Plan Policies GD1 General Development Policy and D1 High Quality Design and Place Making*
5. *Upon commencement of development details of measures to facilitate the provision of high-speed full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: In order to ensure compliance with Local Plan Policy I1.*
6. *Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.*

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.

Reason: To safeguard residential and visual amenity, in accordance with Local Plan Policies D1 'Design' and GD1 'General Development'.

8. The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.

Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New Development and Transport Safety.

9. All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway.

Reason: In the interests of highway safety in accordance with Local Plan Policies T4 New Development and Transport Safety and POLL1 Pollution Control and Protection.

10. All in curtilage planting, seeding or turfing comprised in the approved details of landscaping shall be carried out on each plot no later than the first planting and seeding season following the occupation of the individual dwellinghouse/s; and any trees or plants which die within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'.

11. Upon commencement of construction works, details of an electric vehicle electric vehicle charge point shall be submitted and approved in writing by the LPA. The EVCP will have a minimum "Mode 3" (7 kW, 32 AMP) capability and shall be installed in accordance with the approved details prior to first occupation of the development and thereafter in accordance with the approved details.

Reason: To ensure the new residential units are provided with infrastructure that conforms with the requirements of LP Policy T3 – New Development and Sustainable Travel.