
2024/0730

Mr David Lumb

Erection of 1 no. detached dwelling with associated works (Custom/Self-build)

Land adjacent to 24 Lund Close, Lundwood, Barnsley, S71 5PF

Site Location & Description

The application site is an undeveloped rectangular parcel of land located at the north-eastern corner of Lund Close. The site was previously heavily vegetated, though has been cleared prior to this application submission. Residential properties border the site to the north, west and south with open fields further to the east. The ground levels fall away towards the west of the site. The planning history (as summarised below) suggests that historically the site was associated with the property to the north.

Lund Close is a cul-de-sac off Lund Avenue. The street has a fairly uniform appearance with 1970s style bungalows forming the majority of the street scene. The bungalows are finished in light brick with gable style roofs. The ground levels decrease along the street with the application site being at the highest point. To the immediate south of the site are 4x two storey detached properties, with No.24 facing down the street. These properties are accessed via a private drive off the south-eastern corner of the cul-de-sac. No.24 has a slightly different appearance to the adjacent 3 dwellings, finished in a brighter red brick and having a more modern frontage with integral garage.

All the neighbouring properties have enclosed plots with off-street parking/driveways to the front and private gardens to the rear. The majority of the neighbouring bungalows have been extended to the rear with either a conservatory or outbuilding extending into the gardens. The front boundaries are defined by low brick walls

The wider area is primarily residential in nature, with the rear boundary of the application site defining the edge of the settlement. Open fields with agricultural outbuildings are located further to the east.



Site History

2008/0001 - Erection of 2 detached dwellings, GRANTED, 5/2/2008

2006/0636 - Erection of 2 No. 3-storey detached dwellings (Resubmission), REFUSED, 21/7/2006

2006/1447 - Increase height of bungalow roof to form first floor living accommodation including rear balcony, GRANTED, 20/9/2006

B/04/0328/BA - Erection of rear single storey extension to dwelling, GRANTED, 22/3/2004

B/92/0298/BA - Erection of three detached houses with integral garages, GRANTED, 1/4/1992

B/77/2416/BA - Erection of 20 dwellings and garages, HISTORIC, 11/5/1978

Proposed Development

The application seeks full planning permission for the erection of detached dwelling. The dwelling has been described as 'custom/self-build' property meaning it contributes towards the Council's self-build register.

The property would be a dormer bungalow with integral single garage. The proposed dwelling consists of various gable roofs, and finished in a mixture of brick and cladding. The exact colours of the cladding and roof tiles is to be secured via condition. Rooflights are proposed to serve the first floor rooms, with large windows to the rear and side elevations at the ground floor. The dwelling would be positioned adjacent to No.24, with a driveway to the front. The private garden wraps around the front, side and rear of the property.

Due to the topography, the site would be excavated and the property set at a slightly lower level than the adjacent properties. A retaining wall would be erected in the rear garden to support the excavated land.



Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. 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.

Allocation/Designations

The site is allocated as Urban Fabric as defined in the adopted Local Plan, which has no specific land allocation.

The site falls within the Dearne Valley Green Heart Nature Improvement Area. The site lies within a High-Risk area as per the Mining Remediation Authority maps. The site is in Flood Zone 1 thus at low risk of flooding.

National Planning Policy Framework – December 2024

The National Planning Policy Framework (NPPF) was revised in December 2024, replacing the previous versions. The NPPF is a material consideration when assessing planning applications. The following sections are relevant to this application proposal:

- Section 5 – Delivering a Sufficient Supply of Homes
- Section 9- Promoting Sustainable Travel
- Section 11- Making Effective Use of Land
- Section 12- Achieving Well-designed Places
- Section 16 - Conserving and Enhancing the Historic Environment

Barnsley Local Plan

The following Local Plan policies are relevant:

- Policy GD1: General Development
- Policy D1: High Quality Design and Place Making
- Policy SD1: Presumption in favour of Sustainable Development
- Policy T4: New Development and Transport Safety
- Policy LC1: Landscape Character
- Policy POLL1: Pollution Control and Protection

Policy H1: The Number of New Houses to be Built
Policy H4: Residential development on small non-allocated sites
Policy BIO1: Biodiversity & Geodiversity
Policy CL1: Contaminated and Unstable Land

Supplementary Planning Documents

The Council have adopted SPDs to provide further guidance about the implementation of specific planning policies in the Local Plan. The adopted SPDs should be treated as material considerations in decision-making and are afforded full weight. The following SPDs are relevant to this proposal:

Parking, November 2019
Sustainable Travel, July 2022
Design of Housing Development, July 2023
Residential Amenity and the Siting of Buildings, May 2019
South Yorkshire Residential Design Guide, 2011

Consultations

Local Ward Councillors- No comments.

Forestry Officer – No objection subject to a condition being attached (pre-commencement) requiring full details of a suitable replacement planting scheme.

Mining Remediation Authority- No objection, no conditions required.

Drainage- No objection, no condition required.

Pollution Control- No objection subject to condition regarding hours of construction.

Yorkshire Water- No response.

Highways DC – Updated site plan provided to address initial concerns regarding the size of the off-street parking spaces. No objection subject to conditions attached relating to surfacing/drainage and gradient.

Planning Policy – No response.

South Yorkshire Mining Advisory Service- No objection subject to standing advice being provided.

Representations

This application has been advertised in accordance with the Development Management Procedure Order (DMPO) 2015, as follows:

- Neighbour notification letters sent to adjoining properties- consultation expiry date: 21/10/2024

- Site Notice (Public Interest) displayed adjacent to the site- consultation expiry date: 22/10/2024

0 neighbour representations have been received in response to the above publicity.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation. New developments are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety and accord with the relevant policies quoted below.

Policy H4 Residential Development on Small Non-allocated Sites states 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 development has been described as a custom/self-build which is defined in Annex 2 of the NPPF as follows: *Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing.*

The application site is 0.05ha in size and therefore Policy H4 applies. The surrounding area is primarily residential with dwellings immediately abutting the site. The principle of residential development at this site is therefore considered to be acceptable subject to the considerations as followed. This weighs in substantial favour in the overall planning balance.

Design, Appearance & Impact Upon Character of Area

NPPF Paragraph 135 relates to high quality design and states that developments should function well and add to the overall quality of the area; are visually attractive; sympathetic to local character; maintain a strong sense of place whilst optimising the potential of the site and create places which are safe and inclusive and promote well-being.

Local Plan Policy D1 states that development is expected to be of high-quality design and should respect and reinforce the distinctive, local character and features. Development should contribute to place making and make the best use of materials, as well as display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangements of materials, colours and details.

The Design of Housing Development SPD (adopted July 2023) includes criteria for infill development at section 24. The SPD states that infill development should comply with the following:

- Dwellings should be orientated to have a frontage to the existing public highway. Sides and backs and garages should be sensitively located so the frontage of the new development integrates with the existing street scene.

- The space between the proposed dwelling and the adjacent dwellings should reflect the prevailing character of the street.
- The siting of the dwelling should reflect the building line of the dwellings on the same side of the street.
- Architectural features, fenestration and materials should reflect the positive elements elsewhere on the street.
- Parking provision should be accommodated in a similar manner to how it is accommodated elsewhere on the street.
- The eaves and ridge heights of dwellings should usually be comparable with the heights of adjacent dwellings.

The proposed development consists of the erection of one dwelling within an existing residential cul-de-sac. The dwelling is positioned adjacent to No.24 (to the south), though perpendicular to No.11 (to the west). However, given the cul-de-sac arrangement and corner position of the site, the siting of the dwelling is acceptable.

Whilst the design of the proposed dwelling takes account of the surrounding built form, utilising gable style roofs and the use of red and light coloured brick, its overall appearance is slightly different in comparison to the fairly uniform street scene. The development has a contemporary style, with the dormer bungalow massing and use of cladding being new introductions to the street. Nevertheless, given the corner position of the site, this is considered to be acceptable on balance. The detached garage for No.11 somewhat screens the site, and the scale is consistent with the adjacent detached properties. Additionally, the contemporary style large windows have been restricted to the rear and side elevations away from the street scene, with the front elevation mostly consists of light brick. The colours of the cladding, windows and rooftiles will be provided via a pre-commencement condition to ensure that this is acceptable within the street scene.

The dwelling will not overdevelop the site, with suitable separation distances achieved between the proposal and the adjacent neighbours. The development also includes off-street parking to the front, which is in-keeping the established parking arrangement.

In summary, although the development does consist of a modern material palette, when compared to the surrounding built form, this is not considered to cause significant harm upon the appearance of the street scene. The position of the dwelling means it will not be in direct view, thus not dominate the character of the area. The use of light brick on the frontage is welcomed as this reinforces the primary material in the street and the use of gable roofs also reflects the existing bungalows. The height of the dwelling is also acceptable given the position adjacent to two-storey dwellings. Overall, the design and appearance of the proposal is acceptable on balance, which weighs in moderate favour.

Impact upon Residential Amenity

Local Plan Policy GD1 states that proposals for development will be approved if there are no significant adverse effect on the living conditions and residential amenity of existing and future residents. Proposals should be compatible with neighbouring land and should not significantly prejudice the current or future use of neighbouring land.

Local Plan Policy POLL1 states that development will be expected to demonstrate that there would be no unacceptable effect or cause a nuisance to the natural and built environment or to people.

The proposed dwelling includes 4 good sized bedrooms across two levels in addition to adequate kitchen and living space, thus provides high-quality living accommodation for future residents. The external private garden provides circa 250sqm of outdoor space, exceeding the requirements of the SPD and is therefore acceptable in terms of future amenity.

The introduction of an additional residential dwelling is not considered to harmfully impact existing amenity. Due to the corner position of the site, no harmful overlooking will occur, with the majority of the windows to be installed on either the rear or side elevation, thus facing over the associated garden. One window will be added on the western elevation facing towards the garage of No.11 albeit this serves an en-suite rather than a main habitable room.

Overlooking is unlikely to occur from the first floor rooflights, though as per above, the corner position mitigates any potential direct overlooking. Similarly, no harmful overshadowing will occur upon neighbouring properties or gardens. The dwelling will be at a slightly lower ground level than the adjacent properties, therefore reducing the overshadowing impact further.

The northern part of the proposed residential garden may experience some overshadowing due to it being north of the dwelling. However, this would impact the future residents only and is not considered to cause substantial harm given the sufficient size of the garden.

No representations have been received during the publicity of the application. The Environmental Health Officer has reviewed the application and raised no objections subject to a condition relating to hours of construction. On this basis, the development is not considered to harm either existing or future residential amenity and is therefore acceptable, weighing positively in favour of the application.

Highway Considerations

NPPF Paragraph 116 states that 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.

Local Plan Policy T4 states that new development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement. It follows on state if a development is not suitably served by the existing highway or would add to problems of safety or the efficiency of the highway, developers will be expected to take mitigating action to make sure the necessary improvements go ahead.

Table 1 of the Parking SPD (November 2019) sets out the adopted parking standards for new developments.

The proposed plans have been amended to ensure that the development includes 2 off-street parking spaces in accordance with the SPD requirements. One space will be facilitated in the integral garage and the other space on the driveway to the front. The Highways DC Officer has reviewed the amended site plan and has no objection on this basis.

Given the topography of the site, the driveway will have a gradient of 1:12. The Highways DC Officer did request a level approach, however the proposed gradient is considered to be

acceptable in this instance and accords with the SYRDG (section B.1.1.28) in this regard. An appropriate drainage system will need to be installed to prevent surface water running onto the highway, as per the attached condition.

Overall the development is acceptable in terms of highway/parking arrangements, which weighs significantly in favour of the application.

Landscaping Considerations

Policy GD1 states proposals for development will be approved if existing trees are to remain on site and are considered in order to avoid overshadowing.

Section 5.3 of the Trees and Hedgerow SPD (May 2019) states where trees are situated in close proximity to a proposed development a full tree survey is required. The survey should specify any works or pruning that is needed. Section 5.4 states that the submitted site plan must clearly indicate which trees are to be retained and which are to be removed.

As mentioned above, the site was previously heavily vegetated, though cleared prior to the submission of this application. The Forestry Officer confirms that the trees should have been surveyed and considered as part of the scheme and as such their removal prior to this submission is strongly discouraged. Nevertheless, the given the absence of trees on site the Forestry Officer is unable to object to the development.

Based on aerial photography (which is the only source of evidence) it can only be assumed that the felled trees were of value and therefore significant replacement planting is required. A condition is attached requiring a replacement planting scheme to be submitted prior to the commencement of development which shall include at least 6 new trees. This weighs in moderate favour of the application.

Biodiversity Considerations

Local Plan Policy BIO1 states that development will be expected to conserve and enhance the biodiversity and geodiversity features by protecting and improving habitats; maximising biodiversity opportunities in and around new developments and encouraging provision of biodiversity enhancements.

BNG became mandatory for all applications in April 2024 except where one of the exemptions (as set out in the PPG) are met. The PPG states that self-build and custom self-build applications are exempt and therefore a +10% net gain in biodiversity is not required in this instance. Nevertheless, the mandatory BNG conditions still apply, and the onus is on the applicant to appropriately discharge these conditions and demonstrate which exemption is met.

However, the standard biodiversity policies included in the adopted development plan are still relevant including the requirement for all new dwellings to include integrated bat and bird boxes as set out in the adopted Biodiversity and Geodiversity SPD. A condition has therefore been attached to this effect which requires details to be submitted prior to any above ground works. This also

contributes towards the objectives of the Dearne Valley Green Heart Nature Improvement Area. Overall, the biodiversity impacts weighs in moderate favour.

Conclusion

The principle of residential development in this location is acceptable. Existing residential properties adjoin the site to the north, south and west. The proposed dwelling is of an appropriate scale and appearance and would not significantly alter the character of the area due to its corner position. The dwelling is of suitable size to provide adequate residential accommodation, whilst not overdeveloping the plot or dominating the street scene.

The development includes an acceptably sized garden; off-street parking and internal space. The introduction of residential uses will not harmfully impact existing neighbours by virtue of overlooking or disturbance.

Appropriate conditions are attached in relation to the custom/self-build definition of the development in addition to the mandatory BNG conditions. The LPA is satisfied that the development is exempt though this will need to be demonstrated through the relevant condition discharge application.

The felling of trees prior to the application submission is strongly discouraged, though does not constitute as a reason to refuse permission. A suitable replacement planting scheme shall be submitted prior to the commencement of development.

Overall, and taking into account the planning balance, the development of a residential dwelling at this currently underutilised site is welcomed and is acceptable.

Recommendation

Granted.