

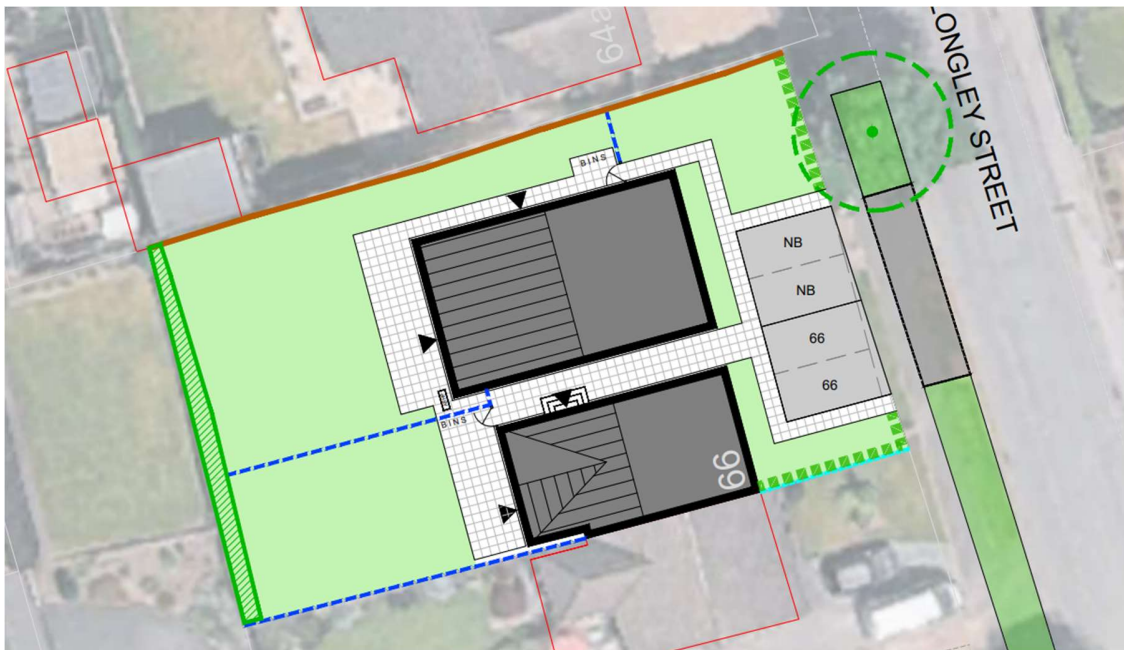
Planning Support Statement

Proposal

Full planning application for the erection of a 3-bedroom new build detached bungalow, situated within the extended garden area of 66 Longley Street, Barugh Green, Barnsley.

Location

Land to the north of 66 Longley Street
Barugh Green
Barnsley
South Yorkshire
S75 1NT



Applicant

James Sargent & Alexandra Day

Introduction

This statement has been prepared to accompany the planning application submission for the erection of a new build detached bungalow on land to the north of 66 Longley Street, Barugh Green, Barnsley.

The subject site is currently extended garden area to the side of the existing semi-detached bungalow and is surplus to requirements. The site sits within an established residential environment, with adjacent dwellings of a similar character and scale.

The applicant is the owner of 66 Longley Street and the property is their main residence. The existing bungalow has undergone renovation and erection of a rear extension, which are nearing completion. The planning application red line plan attached to this permission outlines the extent of the planning application boundary.

The proposal represents an efficient use of land in a sustainable location for small scale new build development, without causing harm to the surrounding character or amenity.

This statement should be read in conjunction with the application form and supporting plans, referenced as follows:

- LS-NB-LOP-01 - Location Plan
- LS-NB-ESL-01 - Existing Site Layout
- LS-NB-PSL-01 - Proposed Site Layout
- LS-NB-PE-01 - Proposed Elevations
- LS-NB-PFP-01 - Proposed Floor Plan
- LS-NB-PSS-01 - Proposed Street Scene

The site falls within the settlement boundary, is not within a Conservation Area and does not affect the setting of any listed buildings. According to Environment Agency mapping, it falls within Flood Risk Zone 1, an area of low probability of flooding.

Longley Street connects northwards to the A635 Barugh Green Road, providing links to the M1 motorway and surrounding areas. The location is sustainable, with public transport and local amenities within walking distance, as noted below:

- Bus Stop – 25 metres
- Convenience Store – 0.2 miles
- Darton Train Station – 2 miles
- J38 M1 – 3.4 miles

Proposal

The application comprises development of a single dwelling in the urban area and is also submitted at a time when the LPA are unable to demonstrate a deliverable 5-year housing land supply (5 YHLS). The site currently comprises an extended garden area which is surplus to requirements.

The existing setting and character of the surrounding area has been carefully considered, and the proposal does not overpower or have an adverse effect on the adjacent properties. The proposed dwelling is of a modest scale and massing, consistent with the neighbouring dwellings. Its footprint, height, and general form will ensure the scheme integrates comfortably into the street scene.

Vehicular and pedestrian access will be provided from Longley Street as demonstrated on the proposed plans, with emergency vehicle access and refuse collection easily accessible. The proposal creates a safe and accessible environment for future occupiers, with convenient access to local facilities and transport. Similar in-fill developments have previously been approved within the local area, establishing a clear precedent.

The existing and proposed bungalow will accommodate two parking spaces per dwelling as demonstrated on the proposed site layout, conforming with Barnsley's Parking SPD. The garden areas provided for both the existing and proposed bungalow will exceed the required minimum areas.

The proposed dwelling will be a single storey bungalow with an internal floor area of 99.5m². The ground floor will contain a lounge, a combined kitchen and dining area, 3 bedrooms with one containing an en suite, a bathroom, hallway and storage area. The internal space standards will comply with the South Yorkshire Residential Design Guide.

The site layout and the dwelling have been carefully designed to ensure the relationship, particularly with the bungalows and house immediately adjacent, is considered acceptable. The size of the bungalow is compatible in scale and proportion as demonstrated within the proposed street scene drawing.

The dwelling will be constructed in masonry construction, with the external façade being faced with a buff brick, with stone heads and cills to the front elevation. The roof tiles will be grey concrete pantiles to match the existing bungalow and surrounding dwellings. The windows and doors will be PCVu anthracite grey to match the existing bungalow.

Summary

The proposal makes efficient use of vacant land within the Settlement Boundary, whilst considering and complying with Local Plan Policies, creating a scheme which integrates seamlessly with the traditional character of the surrounding area. The proposal also contributes to Barnsley Council's need for smaller dwellings and bungalows as stated within the Council's Housing Strategy.

It is worth noting that following recent housing applications within the Barnsley district, notably Shaw Lane, Carlton and Hemingfield Road, Hemingfield, that Barnsley Council do not currently have a five-year land supply therefore the proposal contributes to the shortfall in housing supply across the district.

Paragraph 61 of the NPPF (Dec 2024) reiterates the Government's objective to significantly boost the supply of housing whilst para 72 of the NPPF seeks to ensure Councils can demonstrate a 5-year supply of housing (including buffer). Para 73 refers to the importance of smaller sites in assisting with delivery of housing supply.

Paragraph 11 of the NPPF advises that where the development plan is out of date the presumption in favour of sustainable development means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In addition, relevant policies relating to the supply of housing should not be considered up to date if the LPA cannot demonstrate a five-year supply of deliverable housing sites (Paragraph 11 [d]).

In these circumstances, the tilted balance of Paragraph 11(d) of the NPPF indicates that planning 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 taken as a whole.

This Planning Support Statement and enclosed plans demonstrate there are no adverse impacts that significantly and demonstrably outweigh the benefits of delivering housing on this site. On this basis, we consider the proposal to be acceptable.