

2024/0789

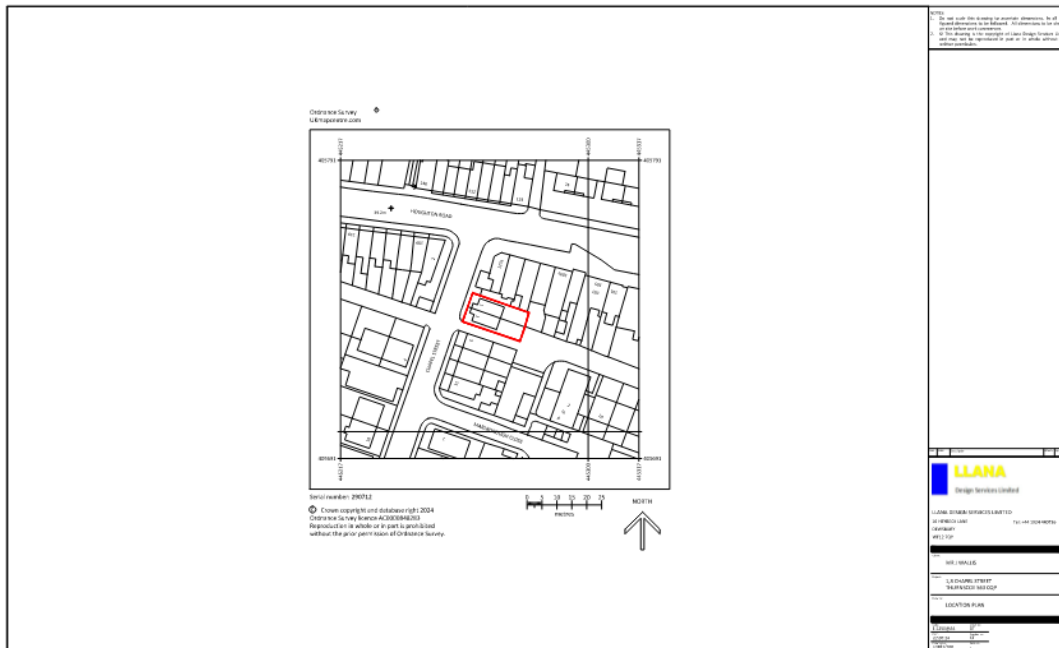
Mr James Wallis

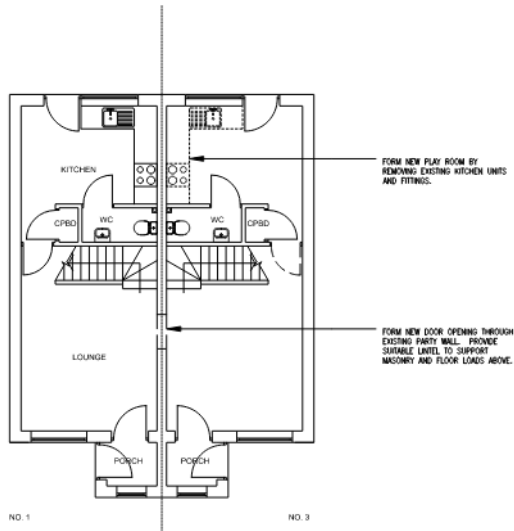
Conversion of 2no. semi detached dwellings into 1no. dwelling

1 Chapel Street, Thurnscoe, Rotherham, S63 0QP

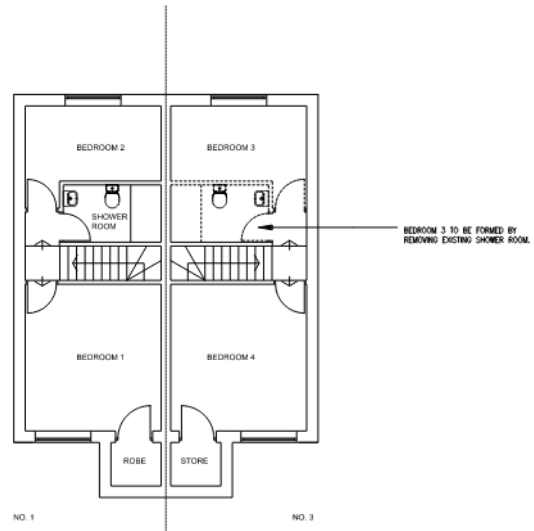
Site Description

The application relates to a pair of semi-detached dwellings located close to the corner of Houghton Road and Chapel Street in Thurnscoe. The site is located within the Thurnscoe Local Centre located at the rear of commercial properties along Houghton Road. Chapel Street is characterised with a mix of property types, terraced, semi-detached and detached dwellings. Planning permission was given to erect the pair of semi-detached dwellings in 2004. The properties are small in size and constructed in brick with pitched roofs. The properties accommodate 2 bedrooms and are the mirror image of each other. Both properties are bound by black palisade fencing and have a shared yard to the rear with vehicular access. There is an access road to the rear of the site which provides vehicular and pedestrian access to properties along Houghton Road and Chapel Street. The site is located within the Thurnscoe Local Centre located to the rear of commercial properties located along Houghton Road and directly adjacent to a residential area.

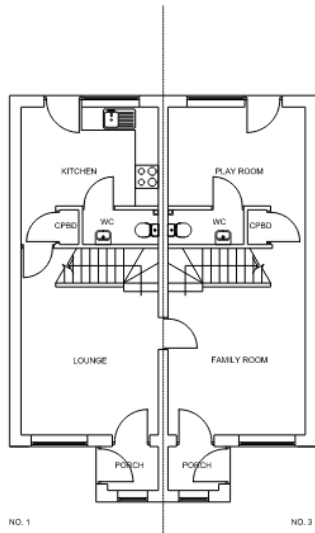




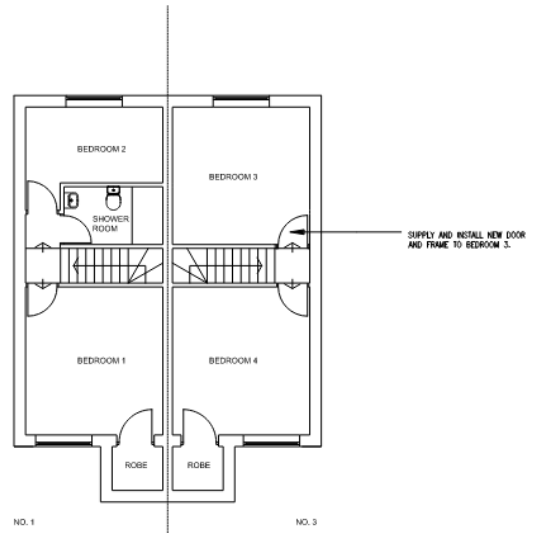
GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Local Plan

Thurnscoe Local Centre

Policy Context

The site is for a minor residential conversion and therefore the following policies are relevant:

Policy T3 New Development and Sustainable Travel

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

SPD's

Those of relevance to this application are as follows:

- House Extensions and Other Domestic Alterations
- Design Of Housing Development
- Parking

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

Para 115 - 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 131 - 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

- Highways DC - No objections
- Drainage – No objections
- Ward Councillors – No comments received.
- Yorkshire Water – No comments

Representations

None

Assessment

Principle of development

The South Yorkshire Residential Design Guide relates to the conversion of buildings to residential accommodation and outlines acceptable sizes of accommodation to protect residential amenity. The document also sets out a number of criteria that must be met in order for such application to be supported.

In any case, 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 potential future development of a larger area of land.

The proposals map shows the properties to be located within the Houghton Road Local Centre which is predominantly commercial. It is noted that the Local Plan indicates that retail and commercial uses be located within District and Local Centres. The previous application in 2004 established the principle of the residential development within this site, therefore the principle of use has already been established. This application will only consider the impact of the conversion from 2 properties into 1 property.

Visual Amenity

This proposal seeks permission to convert the pair of semi-detached dwellings to one dwelling with no external alterations. The proposal will not alter the exterior of the properties therefore the visual impact within this location will be negligible. As there will be no exterior change the proposal is in compliance with Local Plan Policy D1 and SPD House Extensions and Other Domestic Alterations.

Residential Amenity

Although Policy GD1 of the 2019 adopted Barnsley Local Plan (the Local Plan) does not include reference to any specific space standards, it states that proposals for development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents amongst other matters. Policy D1 of the Local Plan expects development to be of a high quality, including through its layout and design, so that it contributes to a healthy, safe and sustainable environment.

The 2023 Design of Housing Development Supplementary Planning Document (the SPD) advises that all developments should achieve the internal spacing standards set out in the South Yorkshire Residential Design Guide (the SYRDG).

The proposal is for the conversion of 2 dwellings into 1 larger dwelling creating a 4 bedroomed property inclusive of all the existing garden areas. It is noted that the existing kitchen is smaller than usually acceptable however as the ground floor family space is much larger than required and as the application proposes to amalgamate all the ground floor living space across both properties there is scope to extend the existing kitchen without much effort. For this reason, the ground floor room sizes when viewed as a whole are acceptable.

SPD: Design of Housing Development states that rear gardens of proposed dwellings should be at least 50 square metres in the case of two-bedroom houses/bungalows and 60 square metres for houses/bungalows with three or more bedrooms. Smaller gardens may be acceptable in corner plots if privacy and daylighting can be maintained. The external amenity space will exceed the spatial expectations within the aforementioned SPD.

It is therefore concluded that the internal living space and external amenity area of the proposed development would be of a sufficient size and configuration such that future occupiers would have acceptable living conditions. Consequently, the proposal would meet the requirements of Policies GD1 and D1 of the Local Plan.

Highways Safety

The existing properties have their frontage along Chapel Street, both have the benefit of off-street parking provision within the rear yard area which is accessed via Houghton Road.

The proposal to convert the 2no. two bed dwellings into a single four bed dwelling would not result in any changes in terms of access nor would there be any change in terms of the required level of parking provision.

It is therefore considered that the proposal does not adversely impact upon the highway and is acceptable from a highway's development control perspective in compliance with SPD: Parking.

Recommendation: Approve