

Our Ref: MJT/APP031-20

4th June 2020

Barnsley MBC.,
Planning Services,
PO Box 604,
Barnsley,
S70 9FE.

Dear Sir/Madam

RE: OUTLINE APPLICATION FOR 2NO. DWELLINGS (RESUBMISSION OF APPLICATION NO 2019/0728) – HARTGAN HOUSE, PINFOLD LANE, ROYSTON, BARNSELY, S71 4PQ – MR G SHAW

Please find attached the above mentioned application which has Planning Portal reference 08761791. I confirm that the requisite planning fee has been via the Planning Portal.

The application is supported by the following information:

- (i) Illustrative layout of the proposal and location plan;
- (ii) Planning Support Statement – Townsend Planning Consultants; and
- (iii) Highways Report – Paragon Highways.

Whilst the application is submitted in outline, the issue of access is for consideration at this stage.

In support of the application and to provide the Council with a summary of the proposal, I would comment as follows:

- (i) The application is a resubmission of the previous application (Ref No 2019/0728) which was refused by the Council on the 18th September 2019. That application, which was submitted in outline, sought the development of three dwellings (with all matters reserved). This resubmitted scheme now reduces the application site and seeks the development of two dwellings (with all matters save access reserved) and seeks to fully address the Council's previous concerns.

- (ii) The previous scheme has been amended to fully address the previous reason for refusal (No 1- highways) as follows:
- (a) The site has been reduced with the balance of the land retained as garden land for the host dwelling.
 - (b) The scheme has been reduced from three to two dwellings which will reduce the traffic movement associated with the development.
 - (c) The highway improvements proposed with the scheme are:
 - Refuse/emergency vehicle turning and widening of Pinfold Lane. This will be of benefit to all users of the unadopted highway to the benefit of highway safety.
 - Access to the proposed dwellings will be taken from the turning head.
- (iii) It is noted that the second reason for refusal related to 'backland development'. From examination of the case officer report, no reference is made to this issue notwithstanding that it forms a reason for refusal. It is considered that this proposal does not constitute backland development. Backland development is defined as development which does not have a highway frontage and is usually located behind existing development which lies between the proposal and highway. In this instance that is clearly not the case. The site does indeed have a highway frontage. By definition, this proposal does not constitute backland development. The Council are invited to reconsider this issue.
- (iv) The site is located within a defined settlement in a predominantly residential location and its use for residential purposes is wholly appropriate. The site is also sustainable being situated within the settlement of Royston, which provides local schooling and shopping facilities.
- (v) By reference to the submitted plans, it is clear that the site can be developed and meet with space about buildings standards. The proposal does not give rise to issues of harm in planning terms.
- (vi) The accompanying highway report by Paragon Highways fully demonstrates that the site can be satisfactorily accessed in highway terms and the highway improvements proposed provide betterment.

It is considered that the proposal conforms with Planning Policy and the National Planning Policy Framework (reference to the updated document is set out in the Planning Support Statement) and, as such, there is a presumption in favour of development. It is considered that there are no issues of harm which would outweigh this presumption.

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Should the Council require any further information, the applicant is willing to provide this. In any event, I would be grateful if could contact me prior to drafting up your recommendation for determination.

Yours faithfully

Michael Townsend BA (Hons) MRTPI
Chartered Town Planner

ENCS