

Proposed Residential Development,
At Barnsley Road, Dodworth, Barnsley.

Applicant: Mr Stuart Ward.

1. Introduction

- 1.1 This report has been prepared by Simon M Elliott - Dip URP of S.E.A. Planning Limited. The purpose of this report is to highlight the planning merits of the proposed development, as described above, on land off Barnsley Road, Dodworth. The details of the proposed development are as shown on the plans that are now submitted to the Local Planning Authority (LPA) for the above-mentioned development. A more detailed description of the proposed development is given below. The LPA for the site in question is Barnsley Metropolitan Borough Council.
- 1.2 This report takes particular account of the current planning policies as included in the Council's Unitary Development Plan (UDP) for the site and also for the area surrounding the application site. The report also takes account of the relevant Central Government Planning advice notes, as included in the current PPG's and PPS', together with all other material planning considerations.
- 1.3 This report also takes account of other material planning considerations that are believed to be relevant to the proposed development or may have some influence on the LPA's decision on the planning application in question, including the planning history of the site.

2. Site & Surrounding Area

- 2.1 The site of the proposed development is located off Barnsley Road in Dodworth, Barnsley. The site in question is located immediately adjacent to a three storey block of flats at numbers 188 to 198 Barnsley Road and is currently occupied by three buildings. This site was also previously occupied by a detached bungalow and the facilities such as the drainage that the dwelling used are still in place.
- 2.2 There are also number of semi-detached houses on the opposite side of Barnsley Road and also to the west of the site. The site is set at a lower level than the highway at a similar level to the rear ground floor level of the neighbouring flats. The site is separated from the nearby motorway slip road by an embankment and wide belt of trees. The main body of the application site measures an average of approximately 30 metres by 20 metres.
- 2.3 A number of self-set trees are located around the site, but none are considered to be particularly good specimens and there is sufficient space within the main body of the site to accommodate a dwelling without having to remove any trees. It should also be noted that none of the trees on the site are protected by a TPO.
- 2.4 As mentioned above, the closest dwellings to the application site are located on the adjacent land, where 6 flats are accommodated within a three storey building. It is considered that this site can be developed without that development having a detrimental impact on the adjacent residents. The majority of the habitable room windows in the neighbouring flats do not overlook the site and those that do will be well in excess of the minimum separation distance of 21 metres away from the proposed building, which will, therefore comply with the LPA's current standards and guidelines.

3. Outline of Proposals

- 3.1 The development, as proposed, is for outline planning permission for residential development on the site of the original dwelling that previously occupied this site. The proposed development is for outline planning permission for residential development, which could take a number of forms. However, it is considered that the site would be best developed with either a single dwelling or two apartments in a single two-storey building, which can be developed without having a detrimental impact on the amenities of neighbouring residents.
- 3.2 It is possible that the new dwelling or apartments would have the appearance of a traditional two-storey dwelling. The size of the site means that there would be no specific constraints to the siting or size of a new building. More details on the likely design of the development are included in the attached Design and Access Statement.
- 3.3 It is possible to accommodate parking spaces within the site but if the LPA considers that the access is not suitable then the location of this site is considered to be acceptable without providing any such parking. The site is located close to the Dodworth business park and the centre of Dodworth where there are a variety of shops and job opportunities. There is also a regular and frequent bus service into and out of the centre of Barnsley, together with the Dodworth train station, where a frequent train service available into and out of Barnsley and Sheffield in one direction and Huddersfield, Wakefield and Leeds in the other direction.

Planning Policy & Other Material Considerations

- 4.1 The site of the proposed development is located within an area of Urban Greenspace, which adjoins a Housing Policy Area, as defined by the Barnsley Unitary Development Plan (UDP). It is considered that the following UDP Policies may, in some way, be relevant to this proposal:

Policy GS34, which relates to development within areas described as Urban Greenspace in the UDP.

Policy DO11, which relates to Urban Greenspace within the Dodworth Community Area.

Policy BE6, which provides advice on the design standards that are expected for all types of development.

- 4.2 The following Central Government PPS' are also considered to be relevant to the proposed development:

PPS1 relating to General Policy and Principles;

PPS3 relating to Housing development;

- 4.3 The application site was previously occupied by a single dwelling and is currently located within an area of Urban Greenspace. **Policy GS34** advises that: "Areas designated as Urban Greenspace on the proposals map will normally remain open and undeveloped. Proposals for the development of such areas will be assessed for their effect on the present and potential formal and informal function of the areas as:

- A) A facility for recreation
- B) An area of amenity value
- C) An area of nature conservation value; and
- D) A link between adjacent areas

A proposal likely to have a significant adverse effect on the function of the area in any such respect will not normally be approved. Where material considerations nevertheless indicate approval, the adverse effects on Urban Greenspace must be offset by compensatory improvements or additions within or outside the development site, including where appropriate, through planning conditions or obligations."

- 4.4 In this particular case the application site is used by the applicant and is occupied by three buildings. However, the buildings have been vandalised a number of times and appear to be acting as a magnet for unsocial activities, to the detriment of the amenities of the neighbouring residents. The site is also being used as a local dumping ground and the applicant has been put to considerable expense on a number of occasions to remove other people's rubbish. There is a recreation ground to the rear of this site, which accommodates a football pitch in winter and also a number of items of children's play equipment.
- 4.5 It is considered that some form of residential development is acceptable in principle on this particular site as the site does not provide a function, in any respect, as a facility for recreation, an area of any amenity value, an area of nature conservation value or a link between adjacent areas. The site is clearly physically separate from the recreation ground to the rear and has a totally different character and appearance from the surrounding land in all respects.
- 4.6 The nature conservation value of this site and the adjacent land lies in the vegetation that surrounds the site and not in the main body of the site. The extent of this site also makes it possible for additional planting to be carried out, if necessary, to improve, rather than detract from both the nature conservation value of the site and its amenity value. The site is not, however, prominent as viewed from Barnsley Road, the neighbouring dwellings or the recreation ground to the rear. This proposal will not, therefore result in the loss of an important area of land, which does not fulfil an important function as an area of Urban Greenspace land in any respect.
- 4.7 The site of this proposal is located at the end of the recently created cul-de-sac at the end of Barnsley Road, owing to the revised junction arrangements with the adjacent motorway roundabout. The flats that are adjacent to the proposed development do not have any off-street parking spaces and a number of the dwellings along Barnsley Road are also without drives and garages.

- 4.8 This proposal will also result in the removal of an untidy and unkempt area of land that was previously occupied by a residential property. There are considered to be significant and tangible benefits of supporting the proposed development, to improve the amenities currently afforded to neighbouring residents and also the visual amenity of the locality.
- 4.9 In the area immediately surrounding the application site the predominant land use is residential, with predominantly two storey semi-detached dwellings. The detailed layout of the site, together with details of the external facing materials for the proposed development will be submitted to the LPA for approval at a later date.
- 4.10 With regard to other material considerations it is concluded that the only other matter for deliberation is the likely impact of the proposed development on the amenities of neighbouring residents from overlooking and loss of privacy. It is important for it to be noted that the application site is set at a much lower level than Barnsley Road. The closest residential properties are set approximately 12 metres away from the site boundary and there is, therefore, ample space on the site to accommodate a modestly sized building that will be more than 21 metres away from the adjacent building to comply with the Council's current spacing standards.
- 4.11 This site is located immediately adjacent to a housing Policy Area and it is considered that the site relates better to that area than it does to the open recreation ground to the rear. This site has no particularly redeeming features and does not perform an important function as a local amenity area, such as an area of public open space or a children's play ground. Some form of development is, therefore, considered to be acceptable but obviously the full details will need to be submitted and approved by the Council before any development is built.

5. Conclusions

- 5.1 In conclusion it is my opinion that the proposed development can be successfully implemented on the application site without having a materially detrimental impact on any interests of acknowledged importance. The principle of the proposed development is considered to be acceptable, even though the site is located within an area of Urban Greenspace for the reasons given above. It will have the added benefit of removing an unattractive and untidy site from its close proximity with a large number of residential properties.
- 5.2 Any dwelling on this site will be designed to be sufficiently far enough away from the existing houses to ensure that the amenities of local residents are protected. Residential amenity will not, therefore be compromised and the level of amenity to be afforded to future residents will also be good. The dwelling or apartments will have its own private amenity space to the rear.
- 5.3 As the principle of the proposed development is considered to be acceptable there are not considered to be any other significant reasons to indicate why the site should not be developed. This report concludes that the proposed development is acceptable both in principle and in terms of the additional details that are submitted in support of this application. It is therefore requested that this planning application be recommended for approval by the Council's planning officers subject to any conditions that are considered to be necessary, in line with the advice contained in Circular 11/95.
- 5.4 A number of other issues that may be relevant to this proposal, such as air quality and local support for the proposal are covered in the papers that are attached to this statement and should all be considered alongside this supporting statement.