



PLANNING STATEMENT

43 Barnsley Road
Brierley, Barnsley



Prepared by: TV
Checked and approved by: CP
Client: Louise Hartley
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Submitted to: Barnsley Metropolitan Borough Council



RESERVED MATTERS (LANDSCAPE, APPEARANCE AND SCALE) OF AN APPROVED OUTLINE PLANNING PERMISSION (2020/0520) FOR CLEARANCE OF SITE AND REDEVELOPMENT FOR 3 DWELLINGS (FIRST PHASE – 1 DWELLING)

43 Barnsley Road, Brierley, Barnsley, S72 9JT

1.0 Introduction

- 1.1 This Planning Statement has been produced by Urbana on behalf of Ms. Louise Hartley in support of a Reserved Matters application for a residential development at Land to the rear of Hartley Motor Services, 43 Barnsley Road, Brierley, S72 9JT.
- 1.2 Outline permission on the site (Ref: 2020/0520) for the clearance of the site and the redevelopment for 3 dwellings, was approved on 7th May 2021. The application also gained approval for access to the site and the proposed layout plan.
- 1.3 This Reserved Matters statement provides details for one of the proposed dwellings. However, details of the other dwellings will follow in a separate Reserved Matters application following discussion with the planning officer, within the three-year timescale following conditions imposed by the Outline application.
- 1.4 The Reserved Matters statement refers to plot 1, to the rear of the site, which is indicated on supporting drawing 2702-002 which accompanied the outline planning application.
- 1.5 The Reserved Matters application seeks planning permission for~:
 - Landscaping considerations (please see accompanying landscape strategy)
 - Appearance of the new dwellings (please see accompanying architectural drawings)
 - Scale of the new dwellings (please see accompanying architectural drawings)
- 1.6 In addition to the application forms and drawings, this planning statement should be read in conjunction with the following supporting documents that have been included with the submission:
 - Site Location Plan
 - Elevational Drawings
 - Floor Plans
 - Landscape Strategy
- 1.7 Details of these documents can be found within themselves, and they are discussed further in their respective sections of this statement.

2.0 Site and Location

- 2.1 The site is located north-east of Barnsley in the settlement of Brierley. Under the UDP Proposals Map, the site is identified as within a housing area with the rear boundary (when looking from Barnsley Road) bordering 'Urban Greenspace'. The historic use of the site is within the curtilage of no.43 Barnsley Road, however the site is currently used as a storage area for the adjacent commercial garage, which is family run and under the same ownership as no.43. To the north of the site is Barnsley Road and those properties facing it (the garage, no.43 and no.41), to the east of the site is the rear gardens of the adjacent Barnsley Road properties, to the south is an open



field currently used as a paddock for animals, whilst to the west are the rear gardens of those properties on Regina Crescent.

- 2.2 The red line in the aerial image below indicates the site boundary, with north also shown.



- 2.3 Brierley itself is recognised as a 'Village' within the Core Strategy and, as such, this is reflected in the level of amenities available, including, a Post Office, church, pub and primary school. The site is also easily accessible by public transport with two bus routes providing direct access to Barnsley Town Centre and nearby Cudworth which has a wider range of services.

3.0 Planning History

- 3.1 Aside from the approved outline application (ref: 2020/0520), as to which this Reserved Matters application pertains to, the site has been subject to two recent planning applications as well as one pre-application enquiry, these are listed below;
- 3.2 **B/89/1986/HR/EU** – Pre-dates Electronic Working
- 3.3 **B/80/1746/HR** – Use of land for parking of haulage and plant hire vehicle – *Decision Status Unknown*
- 3.4 **2017/0150** – Erection of 1 no. detached dwelling house with detached garage following demolition of existing engineering workshop – *Withdrawn February 2017*
- 3.5 **2018/1552** – Lawful development Certificate for existing use of site as Use Class B2 (General Industrial) – *Refused December 2018*
- 3.6 **2019/1237** – Outline planning permission (including access and layout) for the clearance of existing use and a proposed residential development – *Withdrawn October/November 2019*

4.0 Proposals

- 4.1 The application seeks Reserved Matters consent for landscape, appearance and scale matters in relation to the aforementioned approved outline application.

4.2 This application relates to only one of the proposed dwelling at Plot 1. Details of the other dwellings will follow in a separate Reserved Matters following discussion with the planning officer, within the two-year timescale following conditions imposed by the Outline application.

4.3 The dwelling comprises the following configurations:

Ground Level

- Living Room
- Kitchen / Dining area
- Utility toom
- W/C
- Sports / entertainment room

First Level

- Master bedroom with seating area, dressing room and ensuite
- 3 x further bedrooms
- Main Bathroom

External

- The material proposed comprise:
 - Slate roof
 - Natural stone
 - Aluminium windows
 - Elements of timber to break up the window fenestration
 - White render 'pop out box' at the rear

4.2 As mentioned, the previous outline planning application included the consideration of access and layout.

5.0 Planning Assessment

5.1 The proposals of this Reserved Matters application, in relation to landscaping, appearance and scale, will be assessed against the relevant national and local policy. These policy documents include;

- National Planning Policy Framework (NPPF)(Updated July 2021)
- Barnsley Local Plan (Adopted 2019)

Sustainable Development

5.2 The detail of these proposals and their accordance with sustainable development in relation to the NPPF and Local Policy, as well as the positive principle of proposed use, was described and consequently approved by the LPA in the previous outline application (2020/0520).

5.3 Nonetheless, this statement will reiterate the high suitability of the site and its positive relation to sustainable development.

5.4 The NPPF centres around the presumption in favour of sustainable development, which is a fundamental consideration in the process of both plan-making and decision-taking. Sustainable development is defined by 3 core dimensions: economic, social and environmental. It is established that: "For decision taking this means: approving development proposals that accord with the development plan without delay."



- 5.5 Under the 'Making effective use of land' section of the NPPF, paragraph 118 c) states that policies and decisions should "give substantial weight to the value of using suitable brownfield and within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land".
- 5.6 In addition to this reasoning, the proposal site is situated in a sustainable location, within close walking distance of significant range of services and amenities along Barnsley Road and into the Church Street. Brierley post office is located 0.2 miles (approximately 5 minute walk) away from the site. Furthermore, the site has immediate access to sustainable transport options in multiple directions, with regular bus routes along directly opposite and around the site. The Barnsley Road/ Regina Crescent bus stop is located 62 yards west from the site, which provides regular services of the 27 (and 27a & 27b) bus, which runs from Barnsley town centre northbound to Brierly, and then south to other surrounding villages.
- 5.7 Generally, due to the size of the development any social and economic benefits are always going to be minimal. However, the three proposed units will undoubtedly provide a contribution to the LPA's Five Year Housing Supply and provide jobs during construction. The new dwellings will also contribute to the local economy of Brierley supporting nearby businesses. The environmental impact of the proposals will be greater as the site, which was used as a haulage depot originally and is now used for the storage of cars, machinery and equipment, will be cleared and remediated as necessary.

Principle of proposed use

- 5.8 As mentioned in Paragraph 6.3, the principle of proposed use of the development has been established through the approval of the Outline Application, this section will both reiterate the proposals approved, whilst making reference to the Reserved Matters in question.
- 5.9 As discussed in the previous outline application, consultation with the Barnsley Council adopted policies map show the site falls within the urban fabric of Brierley, and therefore has no special protection or land use designation.
- 5.10 The NPPF is clear that Local Planning Authorities should 'identify and update annually a supply of specific, deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where strategic policies are more than five years old.' (Paragraph 74).
- 5.11 Policy H1 of the Adopted Local Plan asserts that the LPA seeks to achieve the completion of at least 21,546 net additional homes during the period of 2014-2033. Of this period, the Table in Policy H2 indicates the distribution of new homes. The site of these proposals falls under the Dearne category, which currently contributes to 14% of the overall supply of housing. The proposals of the approved outline application would positively contribute to the housing supply target.
- 5.12 Furthermore, significant weight should be placed on the redevelopment of an underused site for improved use.
- 5.13 The remainder of this report focuses on the Reserved Matters of Appearance, Scale and Landscaping respectively.

Appearance and Scale

- 5.14 Section 12, Paragraph 126 of the NPPF asserts that *'The creation of high quality, beautiful and sustainable 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.'*
- 5.15 Policy D1 (High Quality Design and Place Making) of the Design of housing Development SPD states *'Development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including... heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality'*
- 5.16 The proposed appearance and scale of the development is illustrated in the following submitted drawings:
- Elevations (Drawing No. 21_810 100 A)
 - Proposed Site Plan (Drawing No. 21_810 101)
- 5.17 Looking at the surrounding dwellings on Barnsley Road and Regina Crescent, the existing dwellings, on the whole, are two storey in scale. The proposed dwelling fits within this context being two-storey itself (ground plus 1st floor). The proposed building is therefore sympathetic to the surrounding built form and will reinforce the local character of the area, in line with Policy D1 of the Design of Housing SPD and national policy.
- 5.18 Policy D1 of the adopted Local Plan states that development is expected to be of high quality design and should, inter-alia, contribute to place making and be of high quality and Help to transform the character of physical environments that have become run down and are lacking in distinctiveness. This policy also asserts that new development should display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details and make the best use of high quality materials
- 5.19 The proposed development emulates this as the proposed dwelling is contemporary in nature, offering an injection of good design in the street scene. The external materials proposed for the new dwelling is consistent with the local vernacular, using slate for the roof, natural stone for the external walls, aluminium windows with elements of timber to break up the window fenestration. The pop out box at the rear of the first floor, as indicated on drawing 21_810 004 A, is likely to be white render.
- 5.20 The design has been brought forward in the context of keeping as close as possible to the local vernacular. It can therefore be argued that the proposed development is in accordance with National policy and Policy D1 of the Design of Housing Development SPD.

Landscaping

- 5.21 Referring again to Section 12 of the NPPF, Paragraph 130b) states that Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture,

layout and appropriate and effective landscaping, whilst also being sympathetic to local character and history, including the surrounding built environment and landscape setting.

- 5.22 The Adopted Barnsley Local plan asserts in Policy GD1 that proposals for development will be approved if, inter-alia, they include landscaping to provide a high-quality setting for buildings, incorporating existing landscape features and ensuring plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape. This is echoed in Policy D1.
- 5.23 Similarly, landscaping should be encouraged in all schemes as it has other benefits including biodiversity provision, climate change resilience and carbon absorption.
- 5.24 In accompaniment to this statement, the landscape strategy illustrates the proposed scheme for landscaping, which includes:
- Areas of tree retention and protection (with respect to Phase 1)
 - Intended species mix on site
 - Appropriate boundary treatments
 - Surface treatments

6.0 Conclusions

- 6.1 This Reserved Matters statement supports the application seeking planning permission for appearance, scale and landscaping matters in relation to the proposed development approved in the Outline Application (2020/0520).
- 6.2 This Reserved Matters statement provides details for one of the proposed dwellings. However, details of the other dwellings will follow in a separate Reserved Matters following discussion with the planning officer, within the two-year timescale following conditions imposed by the Outline application.
- 6.3 The appearance and scale of the proposed dwellings will be in keeping with that of the surrounding buildings and street scene. The proposed two storey dwelling relates well to the form and scale of surrounding properties, including those on Regina Crescent and Barnsley Road, which are two-storey. Alongside this, the materials used will be consistent with the surrounding properties.
- 6.4 The scheme is of high-quality design and comprises a well thought out appearance in accordance with both national and local policy, and is in respect of the local street scene and character.
- 6.5 The Reserved Matters pertaining from the approved outline application have been adequately addressed and this statement has justified their respective accordance with both national and local policy and should be view favourably.