2022/1192

C/O Agent

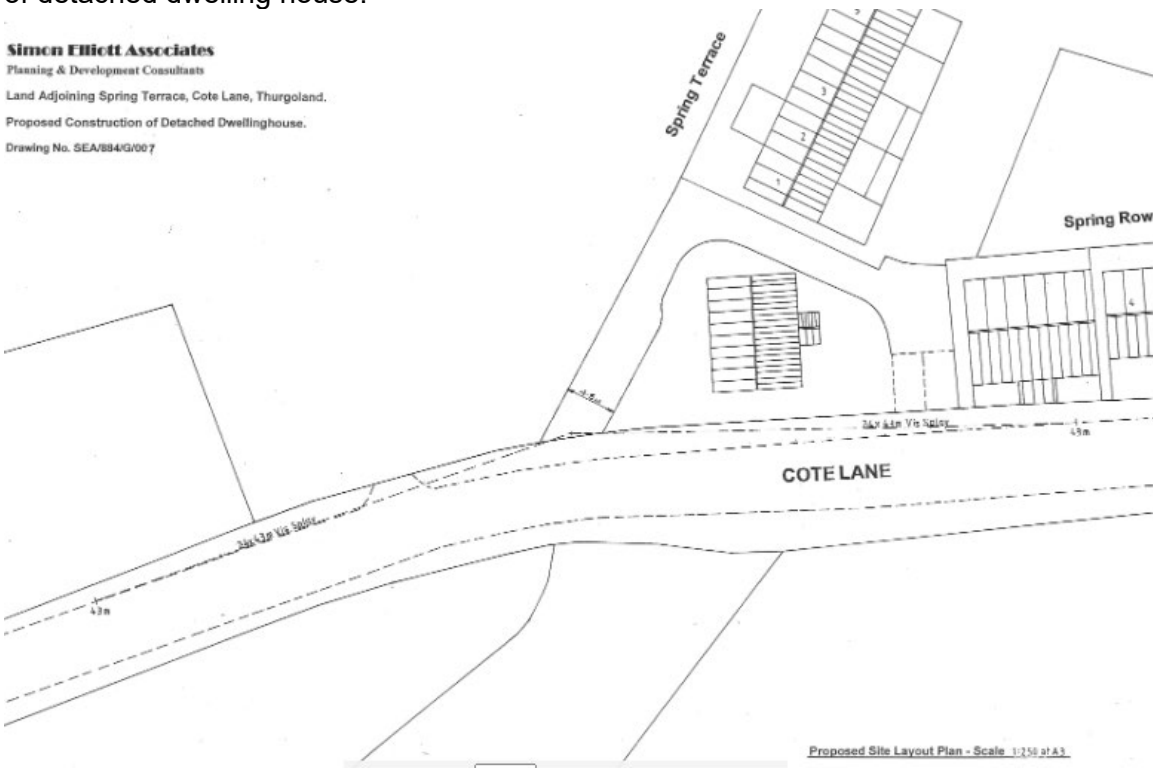
Conversion of building to 4 self contained flats including external alterations

C R Joinery, Cote Lane, Thurgoland, Sheffield, S35 7AE

Planning History

76/2047 - Change of use of meeting house to warehouse – Refused
76/2048 - Conversion of meeting house to dwellinghouse – Refused
76/2049 - Change of use of meeting house to electrical contractor's office, warehouse and depot – Refused
79/1640 - Change of use of former Chapel to furniture workshop/design studio – Refused
79/4149 - Change of use of former Methodist Church to warehouse use – Refused
80/0330 - Use of Scouts meeting hall for light industrial purposes – Refused

Adjacent to the site on land to the north of this application site, there is a current planning application under consideration under planning application reference 2022/1056 – Erection of detached dwelling house.



Proposed site layout (currently under consideration)

Description

The property is a detached, stone built building set on the east side of Cote Lane and is arranged over two storeys with a mezzanine level accessed from the ground floor. Due to the slope of the site, the property is split level and as viewed from Cote Lane the building appears as a single storey property, however there is a lower ground floor to the rear which is accessible via stone steps. The ground floor is accessed via a front entrance porch on Cote Lane. The curtilage of the property is limited and there is approx. 1.5-1.8m gap between the

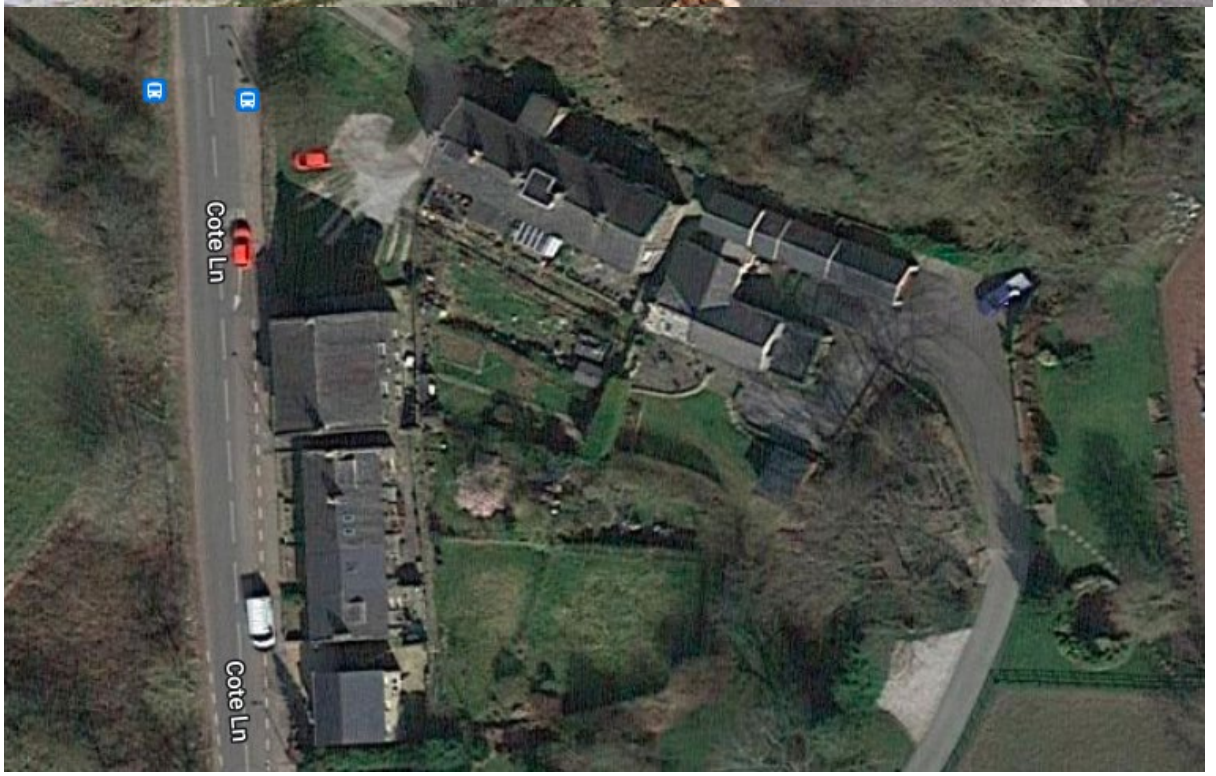
building and the northern and eastern boundaries of the site. There is no off-street parking available for the property.

The building is set within a small pocket of development of Cote Lane with other terraced properties and detached dwellings set within close proximity, which consists of Spring Terrace and Rose Cottage set to the north east and Spring Row and Spring Row Cottage, which is set directly to the south. Cote Lane is rural and sloping in nature and there is limited public transport. The site is set over 600m from Halifax Road and the limited amenities within with village of Thurgoland.

In terms of the current use of the property, the property has a historic use as a chapel/meeting hall, although the applicant states that the more recent use is as a joinery workshop, however, there appears to be no planning permissions for this current use.






Cote Ln
Cote Ln





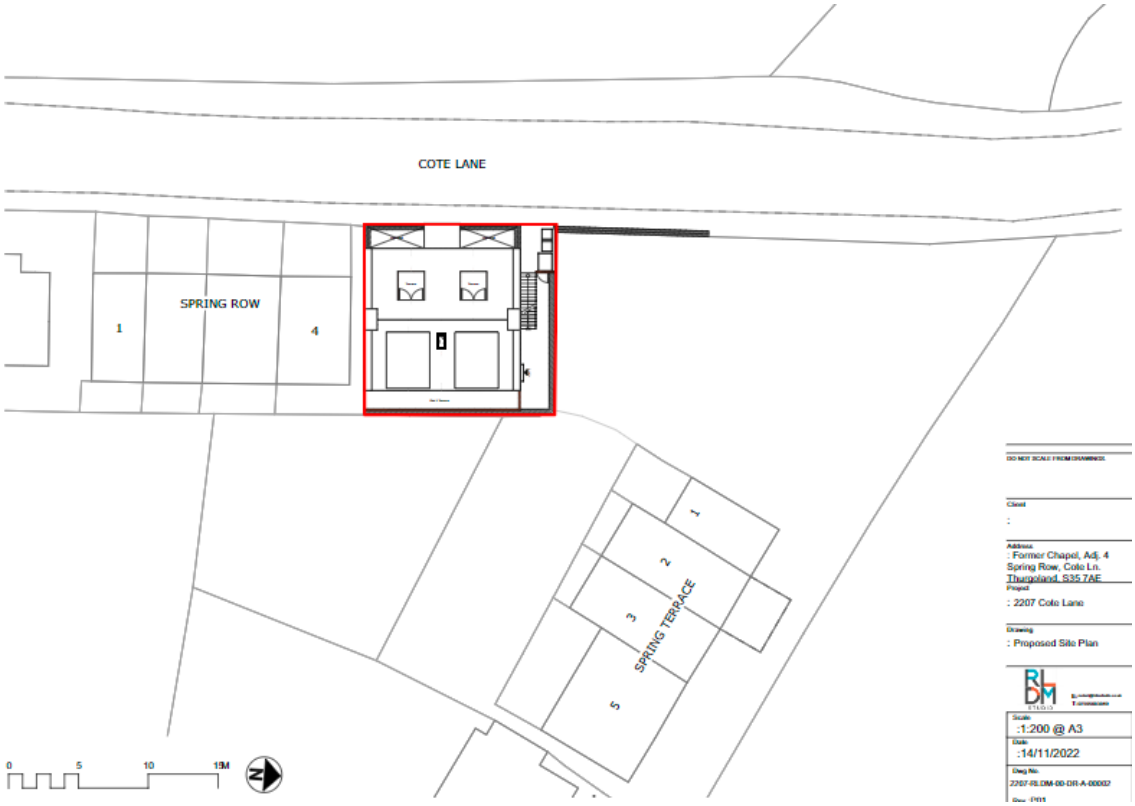


Proposed Development

The application is a full planning application which involves the conversion of the building to a residential use as 4 self contained flats. The proposals will create 3no. 2 bed units and 1no. 1 bed unit. Due to the site constraints no parking is provided.

The lower ground floor unit is provided with a small amenity space to the rear of the property with screening. The second floor flat is provided with amenity space via recessed roof terraces on the front elevation. Due to the constraints of the existing building the ground and first floor flats do not have access to private external amenity space.

Existing features such as, the entrance porch and chimneys have been retained. The proposal includes the formation of two new dormer windows to the rear roof slope and two recessed roof terraces on the front elevation. The proposal includes habitable room windows on the front (west), rear (east) and side (northern) elevations.



DO NOT SCALE FROM DRAWINGS

Client
:

Address
: Former Chapel, Adj. 4 Spring Row, Cote Ln. Thurgoland, S35 7AE

Project
: 2207 Cote Lane

Drawing
: Proposed Site Plan

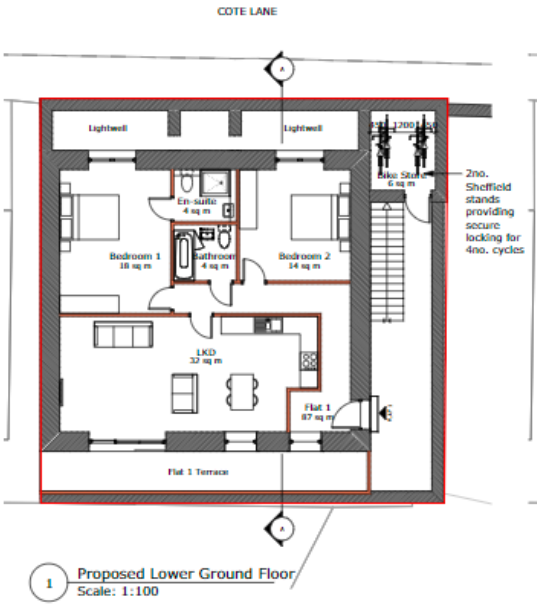
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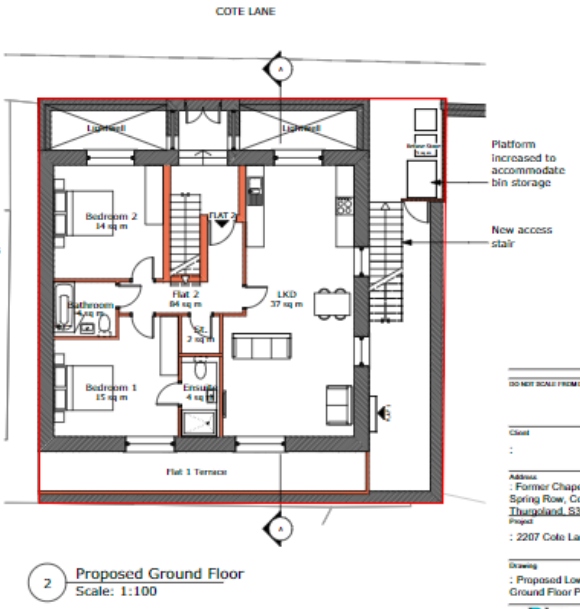
Date
:14/11/2022

Dwg No.
2207-RLDM-00-DR-A-00002

Rev :P01



1 Proposed Lower Ground Floor
Scale: 1:100



2 Proposed Ground Floor
Scale: 1:100

0
2
3
4
9M
N

DO NOT SCALE FROM DRAWINGS

Client
:

Address
: Former Chapel, Adj. 4 Spring Row, Cote Ln. Thurgoland, S35 7AE

Project
: 2207 Cote Lane

Drawing
: Proposed Lower Ground & Ground Floor Plans

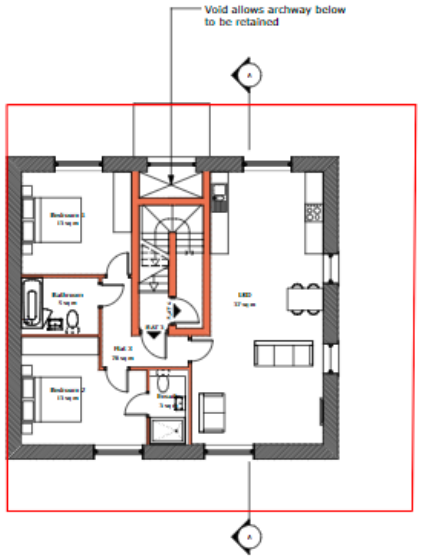
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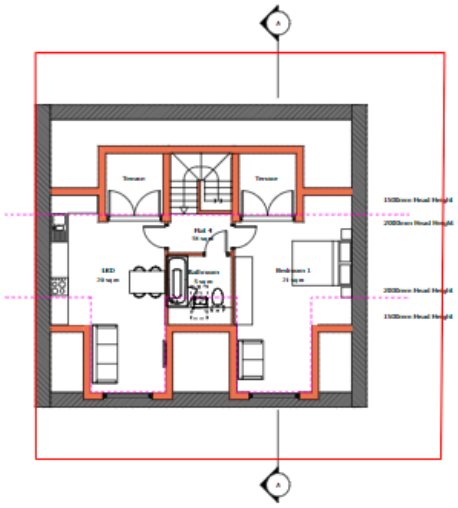
Date
:14/11/2022

Dwg No.
2207-RLDM-00-DR-A-00100

Rev :P01



1 Proposed First Floor
Scale: 1:100



2 Proposed Second Floor
Scale: 1:100

DO NOT SCALE FROM DRAWING

Client
:

Address
: Former Chapel, Adj. 4 Spring Row, Cote Ln. Thorpeland, S35 7AE

Project
: 2207 Cote Lane

Drawing
: Proposed First & Second Floor Plans

RLDM STUDIO

Scale
:1:100 @ A3

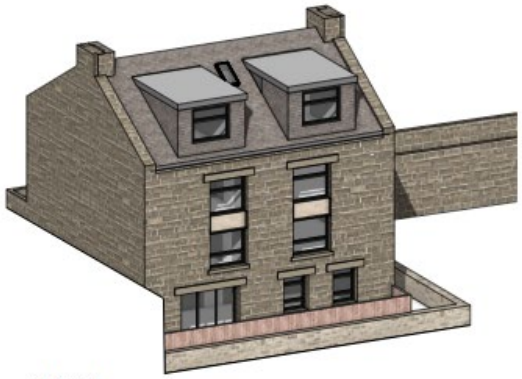
Date
:14/11/2022

Dwg No.
2207-RLDM-01-DR-A-00100

Rev :P01

0 1 2 3 4 5M

N



REAR VIEW



FRONT VIEW

DO NOT SCALE FROM DRAWING

Client
:

Address
: Former Chapel, Adj. 4 Spring Row, Cote Ln. Thorpeland, S35 7AE

Project
: 2207 Cote Lane

Drawing
: Proposed External Views

RLDM STUDIO

Scale
:NTS

Date
:14/11/2022

Dwg No.
2207-RLDM-00-DR-A-00700

Rev :P01

Policy Context

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development

plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application.

The site is allocated as Urban Fabric within the Barnsley Local Plan Proposals Map. In reference to this application, the following policies are relevant:

GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.
H4 Residential Development on Small Non-allocated Sites, proposals will be supported where they a located on previously or part developed land, are within a village, are accessible and have good access to a range of shops and services.
T3 'New Development and Sustainable Travel'
T4 'New Development and Transport Safety'
D1 'High Quality Design and Place Making'
Poll1 'Pollution Control and Protection'

SPD's

-Design of Housing Development
-Parking

Other

South Yorkshire Residential Design Guide

NPPF

The National Planning Policy Framework 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.

Consultations

Thurgoland Parish Council – 'Thurgoland Parish Council have discussed this application and there are some concerns raised, which we would be grateful if you could consider and advise please as these issues are very serious concerns to the Parish Council.

This is the second planning application in the same area of Cote Lane (application no. 2022/1056 : Erection of detached dwellinghouse : Land adjoining Spring Terrace, Cote Lane, Thurgoland, S35 7AE). The reason this is mentioned is that some of the issues raised in respect of the application 2022/1056 have some bearing on the current application 2022/1192.

1. The application 2022/1056 is for a detached property situated in an area of Spring Terrace which has been used for very many years as a parking area for the residents of Spring Terrace, amounting to 6/7 cars. There are currently at least 8 cars parking regularly on Cote Lane, with any visitors to the Trans-Pennine Trail adding to this number. Add to this the displaced parking from Spring Terrace (6/7 cars) should the application for the detached property on the "parking area" be approved. This planning application is for "3 no. 2 bed 4-person units and 1 no. 1 bed 2-person unit", with a potential of 14 residents with vehicles. There is therefore a potential for approximately 28 vehicles parking on Cote Lane in this area, not taking into account visitors using the Trans-Pennine Trail.

The Design and Access Statement for the "flats" application refers to available parking on Cote Lane and the photos provided shows 1 car parked there. That is not a true representation of the usual parking situation. If the Planning Officer plans to visit site, the issue of the parking situation would be clear to see.

The concern is that this will vastly increase the parking issues the Parish Council have complained about regularly. Parking on Cote Lane at this point impedes vehicles up and down the road, in an area where there is limited visibility, add to which the problems parked cars cause pedestrians, who often have to walk in the road around the vehicles. The Parish Council have regularly raised the issue of how dangerous Cote Lane is already with excessive parking in this particular area.

2. There is also serious concern regarding the issue with the surface water culvert which has had issues recently and with the very old drainage system in this area.

The surface water from the Cote Lane development connects into the culvert which passes under Cote Lane eventually to the stream at Rose Cottage - it is assumed that the condition of the culvert will be checked?

There is concern that the very old sewerage system may not be able to handle the additional requirements of 4 occupied residential flats with potentially 14 occupants compared to the occasional use by visitors to the old chapel (which this property was built as).

3. In the Design and Access statement, under "Amenity" it is stated "Furthermore, there is a cricket ground directly opposite the site on the other side of Cote Lane". This reference is incorrect as it implies this is a public space. Would you please note that the Cricket Ground is privately owned by Thurgoland Parish Council and is NOT a public amenity.

I would be grateful if you could please note the concerns regarding parking and regarding the sewerage/drainage system.'

Highways – Objects (see section in report for more details\0

Drainage – Details to be checked by Building Control

Yorkshire Water – No comments received

Ward Councillors – No comments received

Pollution Control – No objection subject to conditions

Representations

3 objections have been received which raise the following concerns:-

- The proposed waste collection area would be unsightly and could attract vermin
- Overlooking of home and garden
- Insufficient parking
- Inadequate public sewers
- Lack of Utilities

1 comment has been received from the agent for the adjacent application site (Planning Application 2022/1056 – Erection of detached dwelling house, which is currently under consideration). The following concerns have been raised:-

'The applicant has not included any details for the applicant for this application, which I thought was a legal requirement as they are then confirming that the applicants are the sole owners of the property etc

The proposed conversion works include the formation of habitable lounge and kitchen areas at ground and first floor level to the side of the building adjacent to 'our' application site. This involves the use of the existing 2 windows and the insertion of 2 additional windows in the side elevation of the former Chapel, facing the adjacent site to serve habitable rooms and these windows would be only 2 metres, or thereabouts from the boundary between the two properties/sites. The side windows will also be within 21 metres of the habitable room windows in the rear of both the existing properties on Spring Terrace and the proposed dwelling on the adjacent site. I therefore presume that if these windows are allowed as part of this development the Council will ensure that they are inserted as fixed light windows and obscure glazed.'

Assessment

Principle of development

The site is located within an area of Urban Fabric where Local Plan Policies GD1 'General Development' and H4 'Residential Development on Small Non-allocated Sites' apply. These require that development should be compatible with its surroundings, in this case the property

is set within a pocket of residential properties and as such the use of the site for residential uses would be in keeping with the locality.

Residential Amenity

The proposal involves the change of use of the building into 4 apartments. As the property is set in close proximity to existing residential properties, one of the main considerations would be the impact of the proposal upon the residential amenity of the surrounding residential properties. Objections have been received from neighbouring residents with regard to the impact of the proposal upon residential amenity by way of overlooking impact and a loss of privacy. The SPD Design of Housing Development states that 'in order to ensure adequate levels of privacy are provided/maintained, to ensure residential development does not result in unacceptable levels of overshadowing or loss of outlook and in order to provide adequate amenity space, development will usually be expected to comply with the external spacing standards.'

In terms of privacy and overlooking from existing and proposed windows, the building and existing windows are overlooked by habitable room windows from Spring Terrace and the building is set in close proximity to the garden boundaries of the adajcent dwellings. The SPD states that:- 'Proposed habitable room windows at first floor level and above should be a minimum of 10m from the boundary of any private garden which they would face and habitable room windows in existing dwellings at first floor level and above should be a minimum of 10m from any proposed private garden which they would face. The minimum back-to-back dimension between facing habitable rooms, (ie any room used or intended to be used for sleeping, cooking, living or eating purposes), should be 21metres. Where housing abuts the edge of existing settlements, the back-to-back dimension towards existing housing should be greater than 21 metres. Advice will be given on a case by case basis, based on the privacy and outlook of the existing dwelling. Where the proposed dwelling/s is/are more than two storeys in height (excluding rooms in the roofspace), the back-to-back separation distance/s should increase by 3 metres for every additional storey.'

The proposal fails to meet the required separation distances with the habitable room windows of the apartments, to the eastern elevation, being set only (approx.) 17m from the habitable room windows of Spring Terrace and within 5m of the rear garden boundary, which is significant less than separation distances recommended within the SPD. In addition to the above, the north side windows of the proposed apartments, which include living and kitchen areas, would overlook the land to the north, where there is a current planning application under consideration for the erection of a detached dwelling (planning application 2022/1056). The submitted site plan shows habitable room windows to this property which would not meet the minimum 21m separation distances and there would be a potential conflict between the two proposals in terms of overlooking and loss of privacy. However, it is acknowledged that this application is still under consideration and no permission has been granted and as such this limits the weight attached to this

In addition to the overlooking aspect, the existing residents of the dwellings which surround the site would experience a material increase in the amount of noise and disturbance, due to the additional activity and vehicular traffic associated with 4 apartments in close proximity.

In terms of external amenity space, the SPD states that shared private space for flats/apartments must be a minimum of 50m2 plus an additional 10m2 per unit as balcony space or added to shared private space. Where private space cannot be provided balconies must be provided. Balconies must be a minimum of 3 m2. The floor plans show that flats at ground floor level, 2 and 3, do not have access to any outdoor space which is contrary to the SPD.

The proposed apartments would therefore be contrary to Local Plan Policy GD1 and the Council's Supplementary Planning Document 'Design of Housing Development' in that the proposal fails to meet the required external spacing standards set within the SPD and therefore would be materially detrimental to the amenities of the adjacent properties by reason of a loss of privacy and overlooking windows. In addition, the close relationship to adjacent dwellings and their habitable room windows would mean that the proposed apartments would suffer from substandard privacy. The proposal would also result in over development of the site, in that there is insufficient space to provide adequate amenity space to the proposed apartments.

Visual Amenity

There are no objections to the proposal in terms of visual amenity. The changes are felt to be sympathetic to the original building in accordance with policy D1 of the Local Plan.

Highway Safety

The highways section have been consulted and have raised the following concerns:- 'The proposed layout introduces a self-contained flat on each floor creating 3no. 2 bed 4-person units and 1no. 1 bed 2-person unit. The limited external space associated with the site means that on-site parking cannot be provided. Although there is a bus stop within a few metres of the site, the buses to and from Barnsley town centre are infrequent, so it is likely that residents of the proposed flats would require at least one private car.

Under normal circumstances, this proposal would require at least four off-street parking spaces to conform to the standards set out in Barnsley MBC's Parking SPD, especially given the rural location of the site. Whilst in this instance the previous use of the building has to be taken into account, it is still considered that the scale of this development would create an excessive requirement for parking where demand is already at a premium. A site visit undertaken on 13th December 2022 showed that the limited on-street parking space available between the bus stop and the bridge was almost at capacity.'

The proposal does not provide sufficient parking spaces for the proposed apartments, contrary to the Council's Supplementary Planning Documents 'Design of Housing Development' and 'Parking'. The site is set within an unsustainable location, where public transport is limited, therefore on-site parking must be provided. Consequently, the proposal would be likely to result in on-street car parking along Cote Lane to the detriment of the safe and free flow of traffic on the highway and contrary to Local Plan Policy T4.

Drainage

Neighbouring residents and the Parish Council have raised concerns with regard to the impact of the proposal upon the drainage/sewerage system, however the Drainage Officer has raised no concerns and considers that drainage plans can be checked by Building Control.

Other Matters

A comment has been made with regard to the applicant not providing details of the ownership of the adjacent application site, however the applicant has signed certificate A which states that the applicant is the sole owner of the land to which the application relates.

Recommendation

Refuse