

**PLANNING
STATEMENT**

Application for 1 No
Dwelling on land off
Barnsley Road/
Frickley Bridge Lane
Brierley Barnsley
South Yorkshire

Mrs & Mrs
K Shelbourne

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1.0 Introduction

This planning statement document is in relation to a formal planning application made to Barnsley Metropolitan Borough Council, for the erection of 1 new dwelling with ancillary garage on land which lies off Barnsley Road, Brierley.

Prior approval was granted in 2021 when a similar scheme was put forward to the local authority and subsequently approved with various conditions.

However within the earlier scheme the roof was considered unrealistic to achieve a practical head room at first floor level. The proposed scheme although the main dwelling is of the same size a 19.700m x 9.000m heightening and greater pitch of the roof is being sought which will enable a practical and more usable space to be realized.

In addition to the main dwelling a double garage was part of the planning application set adjacent to the main dwelling, the dimensions of the garage were 6.000m x 6.000m. However, due to the increase in height of the dwellings roof, a more modest size of garage measuring 3.800m x 6.000m has been introduced into the scheme for approval.

The following planning statement forms part of the application

1. Full Architectural drawings showing the site and proposed dwelling with detached garage.
2. Planning support statement.
3. Existing site & proposed hard and soft landscaping.
4. Build materials.

Previously submitted documents for approved application 2021/0425

1. Batt report.
2. Mining report
3. Highways report.

The ensuing documents justifies the requirement of the National and local planning policies.

Although the site according to the LDF lies within a green belt area, the proposal does not detract from green belt policies and does not constitute inappropriate development, and as such no special circumstances are required to justify planning approval in the green belt.

2.0 SITE

The site lies on the northern edge of the village of Brierley, to the north of Barnsley Road and east of Frickley Bridge Lane. To access the land, you pass through a farm style gate which is set directly adjacent to the public highway, there is no foot way to this side of Frickley Bridge Lane. Once into the site a rough track led to a series of barn type structures which have been demolished to make way for the new dwelling which obtained planning consent ref No 2021/0425. Anecdotal evidence relating to the activities on the site discovered it once formed an established equestrian business, before Mr & Mrs Shelbourne purchased it. The area acquired equates to 4 acres in total, which is ideal for their 2 horses under the royal horse society legislation.



3.0 PROPOSAL

The proposal is an amendment to the approved planning consent granted in 2021 This amendment by way of heightening the roof does increase the total volume of the dwelling but it is still substantially less than that of the original buildings which once occupied the site.

The overall dimensions and rectangular shape of the building has not changed and remains the same as before at 19.7m long by 9.0 m width. How ever in light of the heightening of the roof a significant reduction to the detached garage is to be incorporated into the new scheme. The original approved double garage of 6.0m x 6.0m is to decreased in size to a single garage which measures 3.8m x 6.0m this takes into consideration the increased volume of the main dwelling.

The new scheme takes into account the implications of green belt policies and the impact on the immediate neighbouring residential dwellings which are adjacent to the site. Therefore, it is considered that the proposal would be acceptable to the local authority.

3.1 PLANNING POLICY

In pursuant of section 38 of the planning compulsory purchase act of 2004, the planning authority must determine the planning application in accordance with the statutory development plan (in so far as it is material to the application) unless material considerations indicate otherwise. The NPPF also advises of a presumption in favour of development which accords with the development plan. The importance of the development plan in the decision-making process necessitates an examination of the relationship of the policies and proposals of the plan and government guidance.

3.2 NPPF (NATIONAL PLANNING POLICY FRAMEWORK)

Relevant considerations to be taken into account.

I. Paragraph 2 of the introduction sets out that: -

“Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise”.

II. Section 2 sets out the aims of achieving sustainable development: -

III. Paragraph 38 with regard to decision making states: -

“Local planning authorities should approach decisions on proposed development in a positive and creative way and work pro-actively with applicants to secure development that will improve economic, social and environmental conditions in the area. Decision makers at every level should seek to approve applications for sustainable developments where possible”.

IV. Section 13 deals with protection of green belt land, at paragraph it states that: -

“States that inappropriate development is by definition harmful to the green belt and should not be approved except in very special circumstances”.

In addition, paragraph 145 also states: -

“A local planning authority should regard the construction of new dwellings as inappropriate in the green belt. Exceptions to this are: -

- Limited infilling or partial or complete re development of previously developed land, weather redundant or continuing use (except temporary buildings) which would: -
Not have a greater impact on the openness than the existing development; or
- Not cause substantial harm to the openness of the green belt where the development would use previously developed land and contribute to the meeting and identified affordable housing need within the area of the local planning authority.

From the evidence presented it is apparent that the proposed building/s would have a lesser impact on the green belt than what existed before.

3.3 GOVERNMENTS PLANNING POLICY GUIDANCE

The national planning policy guidance notes published in 22Nd July 2019 have been taken into consideration during the setting out of the scheme.

The guidance notes set out ***“what factors can be taken into account when considering the potential impacts of development on the openness of the green belt”*** the guidance states that this ***“requires a judgment on the circumstances of the case”***. In addition, it also states that the courts have identified a number of matters which may need to be taken into account in making assessments.

- ***Openness is capable of having both spacial and visual aspects – in other words the visual impact of the proposal may be relevant, as could its volume.***
- ***The duration of the development, and its remediability – taking into account any provisions to return the land to its original state or to an equivalent (or improved state) of openness ; and***
- ***The degree of activity likely to be generated such as traffic generation.***

3.4 JUSTIFICATION

Spatial and visual aspects: - The development demonstrates a more cohesive fixture on the landscape than existed before and enhances the topography of the site combined with the surrounding area.

Duration and remediability :- The scheme will proffer a neutral impact.

Activity of the site: - The proposal is for a single residential dwelling with ancillary garaging unlike its previous usage as a commercial concern therefore one can only assume that the activity on the site will be greatly reduced.

3.5 LOCAL PLANNING POLICY

BMBC development plan comprises of the LDF core strategy 2011 and adopted local plan.

3.6 LOCAL DEVELOPMENT FRAMEWORK (CORE STRATEGY)

CSP 29 DESIGN

- *“Contribute to place making and be of a high quality that contributes to a heathy, safe and sustainable environment.”*
- *Help to transform the character of physical environments that have become run down and are lacking in distinctiveness.*
- *Enable all people to gain access safely and conveniently providing, in particular for the needs of families and children and of disabled people and other people.*
- *Contribute to creating attractive, sustainable and successful neighbourhoods.*
- *Achieve a building for life assessment rating of “good” or equivalent as a minimum in developments of 10 or more dwellings.*

CSP 34 PROTECTION OF THE GREEN BELT

The site has been identified from the local plan maps and descriptive as being in the green belt.

3.7 BARNSELEY LOCAL PLAN

Adopted 2019

GB1 “Protection of the green belt”

Policy statement *“Green belt will be protected from inappropriate development in accordance with the national planning policy”.*

Notwithstanding the proposed scheme should be judged on the direction of the NPPF and the current PPG

3.8 DEVELOPMENT PLAN

As described within this planning statement, and with reference to the NPP document relating to re development within the green belt, the proposed scheme is not in conflict with the green belt and should be considered as appropriate development. The proposed scheme by way of its position on the site and simple rectilinear build form does not cause any uncharacteristic visual impact or harm to the green belt which it sits in.

3.9 BROWNFIELD DEVELOPMENT

It is also worthy of noting brownfield land and development within it according to the NPPF which states.

*“Land which is or occupied by a permanent structure including the curtilage of developed land **“although it should not be assumed that the whole of the curtilage should be developed”** and any associated fixed surface infrastructure. This excludes land that is or has been occupied by agriculture or forestry buildings. Land that has been used for mineral extraction or waste disposal by landfill purpose where provision for restoration has been made through development control procedures. Land in built up areas such as private residential gardens, parks, recreation grounds and allotments, and land that was previously developed but where the remains of the permanent structures or fixed surface infrastructure have blended into the landscape in the processes of time.”*

4.0 GREEN BELT

The proposed scheme clearly conforms to the tests laid down in the NPPF. As the proposal constitutes re development of the land, and demonstrated that the scheme would have no greater impact on the openness of the green belt than existed before.

5.0 ECOLOGY

(Arboriculture)

A visual site survey of the residential and plot curtilage has been carried out which records the significant trees on the site. In addition a number of trees set beyond the site exists which have been identified on drawing No 24/002.

In addition and to increase the ecology of the site bat boxes will be incorporated into the scheme, as drg No 24/008



6.0 CONCLUSION

From the previous approved planning application there has been no changes made to the buildings overall dimensions and still remain within the remit of application No 2021/0425 although a heightening of the roof structure is proposed which has been the subject of discussion with the areas local planning officer to establish compliance with the legislation. In addition, the reduction in scale of the garage has been an influencing factor in the re modelling of the new scheme.

The details given in this planning statement is written for the governing local authority to give consideration of the proposal, and to aid the planning department to make an informed decision.

In conclusion, the proposed development represents a suitable development within the green belt addressing all relevant considerations and satisfies the requirements of national, regional and local planning policies.