

PLANNING STATEMENT

This Planning Statement is prepared by Windle Cook Architects in support of the Planning Application for the approval of Reserved matters of Outline Planning Approval 2014/0291 for 2no. 3 bed dormer bungalows on land to the rear of Pindar Oaks Street, Barnsley.

PLANNING STATEMENT

APPLICATION FOR APPROVAL OF RESEVED MATTERS OF APPLICATION 2014/0291 FOR RESIDENTIAL DEVELOPMENT OF 2NO.DETACHED DORMER BUNGALOWS - LAND TO REAR OF PINDAR OAKS STREET, BARNSLEY

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1. Approval

Approval was granted on 2 May 2014. Condition 2 states:-

The development hereby permitted shall not be commenced unless and until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:-

(a) scale of building(s)

(b)the design and external appearance of the proposed development.

(c) landscaping

The design has been worked up following the outline application and the following is submitted for consideration.

(a).Scale of Buildings

Single storey development is appropriate for the site as it negates any issues with overlooking. The development will be lower and further away from existing properties than the (now demolished) flats which once occupied the site. The proposals are illustrated on drawing 14-185-09-C01 which accompanies the application.

(b). Design and External Appearance of the proposed development

The design and access statement which accompanied the Outline Application stated that the bungalows will be of traditional design constructed of brickwork with steep pitched roofs, and this will will sit well with the general character of the area. By siting the bungalows at an angle, direct overlooking is avoided, and the proposed development

will not harm the amenity of the existing dwellings which adjoin the site. The existing high boundary walls and trees will effectively screen the development



ELEVATIONS (Plots 1 and 2) 1/100

3..Landscaping

It is proposed that the southern boundary wall facing onto the access lane be demolished, this will open up the site, allowing in natural sunlight and improving the aspect of the cobbled lane. Each of the proposed dwellings will have generally level private garden space in excess of the requirements defined by the UDP, and these will be laid to lawn. The high boundary wall to the remaining three sides and dense tree screen to the west will provide enclosure and permanence. A landscape plan is submitted with the application.

2 Conditions

The Outline Approval also imposed further Conditions on the design:-

3. The development hereby approved shall be carried out strictly in accordance with the amended plans(Nos.14-185-09-C03-A) and specifications as approved unless required by any other conditions in this permission.

The approved Outline scheme has been worked up, the only minor amendment to this being that the recessed porch is reduced to improve the internal layout of wc and en-suite.

4. Detailed plans shall accompany the reserved matters submission indicating existing ground levels finished floor levels of all dwellings and associated structures, road levels and any proposed alteration to ground levels. Thereafter the development shall proceed in accordance with the approved details

The demolition site is currently covered in the arising rubble, consequently it is not possible to survey the existing ground levels. The first part of development will remove this and allow levels to be assesses. It is requested that this Condition is changed to allow details to be submitted once the survey work can be undertaken. This is considered reasonable as the site is surrounded by high brick walls and the single storey development will not result in any issues of overlooking to neighbours. In addition, the bungalows will have level access entrances, and so there can be no significant changes to existing levels which are relatively flat.

5. No development shall take place until full foul and surface water drainage details, including a scheme to reduce surface water run-off by at least 30% and a programme of works for implementation have been submitted to and approved in writing by the Local Planning Authority:

It is proposed to connect into the foul water sewer at it's manhole in the lane.
It is not possible to determine how much of the surface water discharge from the original buildings occupying the site would have drained into the existing system- but it is not unreasonable to assume that all of the roof water and any paved surface would have done so.
It is proposed that discharge from roofs will be taken to soakaway, subject to a satisfactory percolation test. It is proposed that paths will drain into soft landscaped areas, and that a permeable sub base will be provided to the parking areas which will drain in a sustainable manner. The driveways will be constructed using Marshalls 80mm Priora blcoks on 50mm Priora laying course on a 275mm sub-base of open graded crushed rock with 30-40% voids. From Marshalls Technical Guide, for Load Category 3 (light commercial with 2000kg axle load) use 275mm sub –base, Wallingord Procedure M5-60=20, r=0.3, from Marshall's Technical Guide for 1/100 year +30% use 250mm thick sub base)
Consequently there will be no surface water discharge into the combined sewer.

6. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.
The Statement shall provide for:
-The parking of vehicles of site operatives and visitors
-Means of access for construction traffic
-Loading and unloading of plant and materials
-Storage of plant and materials used in constructing the development
-The erection and maintenance of security hoarding
-Wheel washing facilities
-Measures to control the emission of dust and dirt during construction

-Measures to control noise levels during construction

It is requested this condition remain on any Reserved Matters Approval as it will require input from a contractor.

8 The parking/maneuvering facilities indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvering and parking of motor vehicles prior to the development being brought in to use, and shall be retained for that sole purpose at all times.

It is proposed that the parking bays will be surfaced in a permeable block paving system.

9. All suface water runo ff shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway.

By utilizing a permeable paving solution, the parking bays will noy discharge onto the public highway.

10. The dwellings shall achieve the minimum requirements of the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme) in accordance with details submitted to the Local Planning Authority as part of the reserved matters. Details shall include measures to achieve the Code Level applicable at the time of the reserved matters submission (3 currently, 4 from 2013-2015 and 6 from 2016 onwards) Thereafter the development shall be carried out in accordance with the Approved details and no dwelling shall be occupied until a Final Code Certificate has been submitted to the Local Planning Authority certifying that the relevant Code Level has been achieved.

It is proposed that the bungalows will be constructed to meet current Building Regulations standards of thermal efficiency – in compliance with SAP 2012 and Building Regulations Part L1A.
SAP calculations will be provided in due course to substantiate this.
In terms of energy, to achieve CSH level 4 would mean reaching a 44% reduction in CO2 emissions (Target Emission Rate – TER) from a 2006 baseline.
The new Part L requires a 6% reduction in the TER compared to the 2010 part L which is turn required a 25% reduction to the 2006 baseline. The proposed building will therefore still be very energy efficient, and it is proposed to meet these standards using a ‘fabric first’ approach, meaning that the energy performance is not dependent on occupancy or on technology which might fail.

We are advised by the contractor on a similar project (2 dormer bungalows in Chesterfield) that the likely additional costs for achieving Code Level 4 are around £7,500/ dwelling.

It is requested that given the small scale of development, and the costs of developing a brownfield demolition site, that a relaxation could be reasonably requested and a suitable amended Condition be attached to any Approval of Reserved Matters.

There are two remaining Conditions, Condition 1:- Commencement, the submission of this Application for Reserved matters will and in part discharge this condition and trigger a 2 year period for development to commence, and Condition 7:- Hours of Work, which will continue to apply until the development is constructed.

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