

PROPOSED ERECTION OF DETACHED DWELLINGHOUSE,
ADJOINING 'YOADWATH' 4, SHEFFIELD ROAD,
HOYLAND COMMON, BARNSELEY S74 0DP.

This report has been prepared by Simon M Elliott - Dip. URP. The purpose of this report is to highlight the planning merits of the proposed erection of a single detached dwellinghouse on land adjacent to 'Yoadwath' on Sheffield Road in Hoyland Common, Barnsley. The plans and associated supporting documents as prepared by Garry Greetham Associates are all to be considered by the Local Planning Authority (LPA) alongside this report.

1. Introduction

- 1.1 The purpose of this report is to identify and highlight the relevant planning considerations for the submission of a formal planning application to the LPA for the development, as outlined above. A more detailed description of the proposed development is also set out below. The LPA that is responsible for planning matters relating to the site in question is Barnsley Metropolitan Borough Council.
- 1.2 This report takes account of the current planning policies as included in the Council's Local Plan and associated documents for the area surrounding the site in question. The report also takes account of the relevant Supplementary Planning Guidance (Design of Housing Development) as well as the relevant Central Government Planning Guidance as included in the National Planning Policy Framework (NPPF) and the recent planning history of the site.
- 1.3 This report also takes account of any other material planning considerations that are believed to be relevant to the proposed development or may have some influence on the LPA's decisions on this planning proposal.
- 1.4 In terms of the recent planning history of this site, planning permission was granted to erect a detached dwellinghouse and a detached double garage in 2023 under Planning Application No. 2022/1323. That planning permission is clearly still extant and the general layout of the site and the design of the proposed development is very similar to that proposed in this planning application.

2. Site and Surrounding Area.

- 2.1 The main body of the application site covers an area of approximately 0.1 hectare, with a total length of 65 metres and a width at the front of the site measuring around 11.5 metres and a widest point at the rear of the site of almost 25 metres. The site currently forms part of the curtilage of the adjacent dwellinghouse, 'Yoadwath' at number 4 Sheffield Road in the centre of Hoyland Common. The site is situated within a predominantly residential area and adjacent to the shopping area around the traffic light junction of Sheffield Road with Tankersley Lane and Hoyland Road.
- 2.2 The application site is an infill plot located between a row of 4 semi-detached houses fronting onto Sheffield Road and a detached house and another pair of semi-detached houses fronting onto Tankersley Lane. The main body of the application site is roughly rectangular in shape and previously formed part of the garden of the adjacent semi-detached house. The site of the proposed dwelling is on a generally level area of land and the external ground level and floor levels of the new dwelling will be roughly level with those of the neighbouring house. The original boundaries of the application site are to be retained as existing and a new 1.8 metre high screen fence is proposed to enclose the new boundary between the existing house and the new one being built.
- 2.3 The access that will serve the proposed dwelling is via a shared private drive that currently serves numbers 1 to 4 Sheffield Road, as shown on the attached plans. There is a double garage that is to be built in front of the proposed dwelling, which matches the details of the garage approved as part of the recently approved plans for this site. An additional parking space and turning area are also to be provided between the application site and Sheffield Road.
- 2.4 The external facing materials of the properties surrounding the application site are predominantly red multi facing bricks, with areas of coursed natural stone to the front and side elevations of some of the properties fronting onto Tankersley Lane. The roofs of the adjacent properties are predominantly flat profile red 'Rosemary' tiles and red interlocking concrete tiles. Most of the roofs of the neighbouring houses are hipped roofs, with the occasional side or rear gable and number 1 Tankersley Lane has recently changed from a hipped roof to a side gable, with a very large dormer window added to the rear roof slope.

3. Outline of Proposals & Site History.

- 3.1 The development, as proposed in this application, involves the erection of a single detached dwellinghouse, with a detached double garage in front of the building line, in a very similar form to the previously approved development on this site. The main habitable room windows at both ground and first floor level in the proposed dwelling face the front and rear garden areas of the application site. The proposal includes a larger ground floor area than the first floor, with a single storey lean-to 'extension' at the rear of the property that projects out just over 3 metres out from the rear wall at first floor level. This differs from the previously approved plans where the house was approved at 12.25 metres long but the two storey part of that dwelling was set slightly further away from the boundary than this proposal. The two storey part of the house is now proposed to be only 9.1 metres long and therefore, as viewed from the neighbouring houses fronting onto Tankersley Lane, the first floor wall that is visible above the boundary fence is significantly shorter than that approved previously.
- 3.2 The proposed dwelling matches the general design and external appearance of the neighbouring properties, with a hipped roof and it is also proposed that the external facing materials will replicate the materials used on most of the surrounding properties and will complement the detailing on the adjacent buildings, unless otherwise approved by the LPA. Samples of the proposed external facing materials will be made available for the LPA's approval if this is deemed to be necessary.
- 3.3 The proposed development involves the provision of an access drive and double garage, together with a new turning area that provides the vehicular access and parking area to serve this dwelling. The access and parking area are to be surfaced with tarmac, unless otherwise required or approved by the LPA. In line with the previously approved planning application, this dwelling will be provided with a large private garden area, which accords with the LPA's standards and guidelines for a property of this type.
- 3.4 In terms of the planning history of this site planning permission was granted to erect a detached dwellinghouse and a detached double garage in 2023 under application reference 2022/1323. That planning permission is still extant and whilst the details of this latest proposal are slightly different to the previous design it is clear that the principle of this proposal has already been established and the changes that are proposed to the development are considered to accord with the LPA's Planning Policies and Supplementary Planning Guidelines in all respects.

4. Planning Policies & Other Material Considerations

- 4.1 In terms of the principle of the proposed development the application site is located within a predominantly residential area, as shown on the Barnsley Local Plan. The application site is an infill parcel of land, and the principle of residential development being acceptable on this site has already been established with the granting of planning permission for a dwelling and garage in 2023 under application reference 2022/1323.
- 4.2 As mentioned above, the principle of erecting a single detached dwellinghouse and double garage as proposed in this application is clearly acceptable and meets the terms of Local Plan Policies D1 - High Quality Design and Place Making and Policy GD1 - General Development. The proposal also accords with the guidance and advice that is set out in the LPA's Supplementary Planning Document - Design of Housing Development, as Adopted in July 2023.
- 4.3 It is considered that the principle of this development has already been established and therefore, the main planning considerations that are relevant to this proposal are as follows:
- a) the means of access to serve the proposed development;
 - b) the size and layout of the proposed development;
 - c) the design and external appearance of the proposed development; and
 - d) the likely impact of the proposed development on the amenities of neighbouring residents.
- 4.4 With regard to the impact of the proposed development on the access to the site it is not considered to represent any implications that would be detrimental to highway safety. The proposed development will result in a total of 5 dwellings being served off a private drive, which accords with the LPA's current standards and guidelines. The previously approved planning application on this site included the provision of a detached double garage to the front of the property, along with an additional car parking space and turning area. These details are all identical to the previously approved plans and as there has been no material change in the details of the access, parking and turning facilities, it is considered that the proposed development will not be detrimental to the interests of highway safety in any way.

- 4.5 With regard to the size and layout of the proposed development it is confirmed that the external dimensions of the proposed dwelling are exactly the same as those shown on the previously approved plans i.e. 8.99 metres wide and 12.25 metres deep. The proposed double garage is also located in the same place as previously approved. The site coverage of the proposed development is therefore as approved previously, with the front elevation of the proposed dwelling being in line with the adjacent semi-detached houses, leaving a front garden of around 7 metres long and a rear garden of almost 30 metres long. This will ensure that the proposed development will provide an excellent environment and levels of private amenity space that accord with the LPA's minimum amenity space standards.
- 4.6 With regard to the design and external appearance of the proposed development it is considered that this proposal represents an improvement on the previously approved development. It is also considered that the proposed development will accord with Policies D1 and GD1 of the Barnsley Local Plan. These Policies advise, amongst other things, that 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. In addition to this new development is expected to display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details, make the best use of high quality materials and include a high quality scheme for hard and soft landscaping.
- 4.7 Policy GD1 advises that proposals for development will be approved if a list of issues are complied with and these include:
1. There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;
 2. They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that 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 and any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated.
 3. Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas

- 4.8 As viewed from the public highway, the previously approved scheme for this site shows a rather narrow two storey dwelling, around 6.4 metres wide, with a single storey lean-to to the right hand side at just 2.59 metres wide. This appears to be at odds with the scale and massing of the buildings on either side, where the semi detached houses are approximately 11.5 metres wide and the detached dwelling on the opposite side is approximately 10.5 metres wide. The LPA require that new buildings should be well designed and be in scale and character with neighbouring buildings. The design of the dwelling as proposed in this latest application has been arrived at as a direct result of an assessment of the design, scale and appearance of the neighbouring properties.
- 4.9 The proposed development will not be viewed against the scale and width of one of the adjacent semi-detached houses but against the pair as a whole. The revised plans, showing a wider two storey dwelling, as viewed from the highway at 8.99 metres wide relates much better in terms of the character of the street scene than the previously approved proposal. It is therefore considered that the design of the dwelling, reflects the requirements of the LPA's Planning Policies and Guidelines. The dwelling incorporates a hipped tiled roof as well as bow windows to the front elevation, in line with the neighbouring dwellings and a central section of brickwork that is slightly forward of the brickwork on either side to provide additional relief to that elevation.
- 4.10 It is therefore considered that the current proposal to erect a single dwellinghouse on this site can be carried out, as proposed, without having an adverse effect on the character and appearance of the area or the visual amenity of the street scene. The siting of the proposed dwelling, level with the front of the neighbouring houses does not have any material impact on the area's character and built form, particularly in view of the siting of the adjacent detached house that is effectively set in front of this property along the Sheffield Road frontage. Street scene elevations of the previously approved development as well as the proposed development have been drawn up and are attached to this planning statement. This clearly shows how the new development will relate much better, in terms of its scale and massing with adjacent houses and will not be materially detrimental to the character nor visual amenity of the street scene.
- 4.11 In terms of residential amenity issues it is considered that the amenities of neighbouring properties would not be adversely affected by the development as proposed in this application. The adjacent dwellings at 1 to 4 Sheffield Road are not adversely affected by this proposal as their main habitable room windows do not directly overlook the application site. The outlook from the rear gardens of all 4 of these houses will also be 'improved' as a result of this proposal with the amendment to the first floor rear wall, which has been moved forward by over three metres compared with the previously approved development.

- 4.12 With regard to the outlook from the rear of the houses fronting onto Tankersley Lane, it is also considered that the removal of a section of first floor walling from the rear of the new house will improve the amenity of the occupiers of those properties. The side wall of the proposed dwelling is sited between 1.5 and 2 metres, or thereabouts, away from the side boundary fence and the ground floor level of the proposed dwellings is set at a lower level than the houses fronting onto Tankersley Lane. In addition to this, the rear elevation of the house at 'Stonehurst' does not face directly onto the side wall of the proposed dwelling but at an angle of 45 degrees, or thereabouts.
- 4.13 The relevant Supplementary Planning Guidance included within the Design of Housing Development relates to the "Relationship with existing dwellings and space between proposed dwellings". This section advises that: "The layout and design of new housing development must ensure that high standards of privacy, light and outlook are provided for existing and proposed residents". Also that: "Developers in the first instance should consider design led solutions to ensure layouts deliver high standards by avoiding:
1. Close overlooking of the windows in any existing dwelling or its garden from the proposed development.
 2. The introduction or intensification of vehicular and pedestrian movements close to an existing dwelling, its garden or its boundary.
 3. The overbearing or overshadowing effect of new buildings on an existing dwelling or its garden".
- 4.14 A number of distances between properties and external spacing standards are then set out in the SPG and the relevant ones relating to this proposal are as follows.
5. Proposed walls without habitable room windows (usually side elevations) should be at least 12 metres from original habitable room windows. Where the proposed dwelling is more than two storeys in height (excluding rooms in the roofspace), the separation distance should increase by 2 metres for every additional storey.
 6. Rear gardens of proposed dwellings should be 60m² for houses/bungalows with three or more bedrooms.. The rear garden for this dwelling has approximately 540m² and the adjacent dwelling has a rear garden area of at least 240m².
- 4.15 Point number 7 advises that distances between new buildings and existing dwellings may be relaxed depending on a number of factors including site level relationships (i.e. if at a lower level), existing screening or landscaping between the existing and proposed buildings and location. In this particular case, the application site is slightly lower than the neighbouring dwellings and as the dwelling at 'Stonehurst' does not face directly onto the side elevation of the new dwelling it is considered that the location of the proposed development accords with the Council's separation standards as referred to above.

- 4.16 As viewed directly out from the rear elevation of 'Stonehurst' the side wall of the two storey section of the new house is between 14 and 18 metres away from the rear facing windows. The front corner of the new house is at least 11 metres away from the rear corner of the adjoining house but viewed at an angle and the new house will be slightly lower than the neighbouring property and also have a hipped roof, further reducing the impact of the new dwelling on the outlook from the existing houses. The right hand or rear quarter of the new dwelling will also now be just one storey high, which will improve the outlook from the rear of all of the neighbouring properties, when compared with the previously approved plans for this site. In terms of the relationship of the new dwelling with the rear of number 1 and 3 Tankersley Lane there is a distance of at least 16 metres between the two and again that relates to the habitable room windows of the existing dwellings looking at a side elevation with no habitable room windows in it.
- 4.17 For the reasons given above, it is not considered that the outlook or residential amenity of the neighbouring properties would be adversely affected or that the amenity of future occupiers of the proposed dwelling would be compromised in any way. With regard to Central Government advice, the latest National Planning Policy Framework (NPPF) is clearly relevant to this development and advises amongst other things that development that is sustainable should go ahead without delay - a presumption in favour of sustainable development that is the basis of every plan and every decision. The NPPF also advises that due weight should be given to relevant policies in existing plans according to the degree of their consistency with this framework i.e. the closer the policies in the plan to the policies in the framework the greater the weight that may be given.

5. Conclusions

- 5.1 In conclusion it is considered that the proposed development, as detailed in this planning application is acceptable in all respects and as such, it should be supported by the Council, subject to conditions as are deemed to be necessary. The Council has been furnished with all relevant supporting details, including existing and proposed site layout plans, and plans and elevations of the proposed dwelling to be erected.
- 5.2 The principle of residential development being allowed on this site has already been accepted by the LPA with the granting of a previously submitted planning application under application reference 2022/1323. It is considered that the design of the proposed development, as viewed from Sheffield Road is appropriate for this site and represents an improvement on the previously approved plans in terms of its scale and massing. The proposed development will result in benefits to the outlook from the rear of the neighbouring properties and will not have a detrimental impact on any interests of acknowledged importance, in planning terms.
- 5.3 It is also considered that the means of access to serve the proposed development is acceptable and once again this replicates the details of the access, parking and turning arrangements that were granted as part of the previously approved development for this site.
- 5.4 In the circumstances it is considered that sufficient supporting information has been prepared for the proposed development, which is attached for consideration along with this planning application. However, if any further information is required before this application is formally considered by the Council then please advise the agent at the earliest possible opportunity.