
2021/1395

Applicant: Blackstone Developments Ltd

Description: Erection of 4 detached 3 bed bungalows and associated works

Site Address: Land adjacent 15 Edward Road, Goldthorpe, Rotherham, S63 9AZ

Site Description

The application site is a broadly flat greenfield site located to the south of Edward Road, between 15 Edward Road and 120 Highgate Lane. The site is rectangular in shape, bounded by a railing fence. There are a number small trees and shrubs on the site and to the south is a strip of land also densely populated with shrubs and small trees. Beyond this is Commercial Road and Goldthorpe Industrial Estate.



The site is surrounded on three sides by residential development. A row of four houses back onto the eastern boundary and there is a pair of semi-detached houses adjacent the western boundary. Opposite the site, two residential streets run perpendicular to Edward Road.

Proposed Development

The proposal is for 4 bungalows, all detached with 3 bedrooms and off street parking for 2 cars.

The bungalows all have pitched roofs with front and rear facing gables. Internally they have 3 bedrooms. A bathroom and open plan living / dining / kitchen area. Plot one is slightly larger and also includes an en-suite to the main bedroom.

They all have access onto the rear gardens by patio doors. Plot one has a drive to the side and access to the rear with plots 2-4 all having frontage parking with footpath access only to the rear. The main entrance for all the plots is to the side. All other openings in the side elevation are limited to small, obscure glazed windows for non habitable rooms.

History

B/01/0908/DE – Outline for erection of self contained flats for the elderly - Refused

2010/1476 – Erection of 3 no. pairs of semi detached dwellings (Outline)
(Resubmission) - Approved

2017/1077 - Erection of 1 no. pair semi detached dwellings and 4 no. townhouses
(Amended Plans) – Approved.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The new Local Plan was adopted at the full Council meeting held 3rd January 2019. In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision making process.

The site is within the urban fabric as identified on the Proposals Map, located in the Principle Town of Goldthorpe

The following policies are therefore of relevance:-

SD1 'Presumption in Favour of Sustainable Development'
GD1 'General Development'
LG2 'Location of Growth'
H1 'The number of New Homes to be Built'
H2 'Distribution of New Homes'
H4 'Residential Development on Small Non-allocated Sites'
H6 'Housing Mix and Efficient Use of Land'
T1 'Accessibility Priorities'
T3 'New Development and Sustainable Travel'
T4 'New Development and Transport Safety'
D1 'High Quality Design and Place Making'
GI1 'Green Infrastructure'
BIO 'Biodiversity and Geodiversity'
CC1 'Climate Change'
CC2 'Sustainable Design and Construction'
CC3 'Flood Risk'
CC4 'Sustainable Drainage Systems (SuDs)'
RE1 'Low Carbon and Renewable Energy'
CL1 'Contaminated and Unstable Land'
Poll1 'Pollution Control and Protection'
I1 'Infrastructure and Planning Obligations'

SPD's

- Design of Housing Development
- Trees and Hedgerows
- 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

Air Quality – No objection subject to a condition securing EVCP.

Coal Authority – No objection subject to conditions

Drainage – No objections, details can be passed to building control to deal with.

Highways – No objections subject to conditions, see report.

Regulatory Services – No objections subject to conditions.

SYMAS – Site is in a high risk area and a coal mining risk assessment is required. This can be conditioned.

Ward Councillors – No comments received.

Yorkshire Water – No objection, subject to conditions securing a detailed drainage strategy, including evidence of a Suds first approach and agreed details for the sewer crossing the site.

Representations

The application was advertised by neighbour notification to 13 properties. No comments have been received.

Assessment

Principle of development

The development is located in the urban fabric of the principal town of Goldthorpe which is accepted to be a sustainable location in accordance with Local Plan Policies.

Policy GD1 is the starting point for assessing developments on this site along with H4 which relates to housing development on small non allocated sites and requires developments to accord with policies in the wider Local Plan. The scheme is slightly below the 40 dwellings per hectare required by Local Plan Policy H6, but this allows for an overall better design and impact on residential amenity as assessed below:

Visual amenity

The existing site is an area of empty land which is fenced off and has become overgrown. The proposed will result in the loss of this open space; however, this is mitigated in part by its inaccessibility and the overgrown nature of the site.

The proposed scheme is for 4 bungalows, all detached with pitched roofs. This is broadly in keeping with the wider area which is mixed in terms of dwelling types with two storey houses to either side and bungalows opposite. The design of the proposed bungalows is simple with the proposed materials similar to the wider area, being brick with concrete tiles.

Some frontage parking will be included but as the plots are well spaced the impact of this is reduced through space for soft landscaping.

Therefore, the proposed has an acceptable visual amenity impact in accordance with Local Plan Policy D1.

Residential Amenity

Properties along Highgate Lane back onto the development site which is located to the west. Previous schemes approved on this site have been for 2 storey dwellings and as such the proposed bungalows will have a reduced impact. The nearest house is proposed to be 12m away as recommended in the SPD Designing New Housing Development and there are no habitable room windows in the side elevations. The rear garden of plot 4 will be overlooked by existing houses on Highgate Lane, but the recommended 10 meters from the rear elevation to the boundary is exceeded here so this is judged to be acceptable.

The relationship between plot 1 and the adjacent house on Edward Street was also previously a concern as it is located further back within the plot. However, the change to bungalows means any impact is substantially reduced and the south facing nature of the gardens reduces overshadowing impacts. On this basis, this is acceptable.

The internal layout provides rooms spacious enough to meet the South Yorkshire Residential Design Guide and rear gardens meet the outside amenity space requirements as set out in the Designing New Housing Development SPD.

Highway Safety

The site fronts on to Edward Road, a short residential street that provides access to Highgate Court and the service/access road to the rear of properties along Highgate Lane. Edward Road is of standard construction having a 7.3m wide carriageway and 1.8m footways to either side. The road is lightly trafficked. The site is in a sustainable location with good public transport links.

The proposed site layout plan shows that each property is easily accessible and has adequate off-street parking provision of correct dimensions. Details have been submitted regarding the proposed means of drainage of the impermeably surfaced areas.

The proposals do not adversely impact upon the highway and are therefore considered acceptable from a highways development control perspective.

Recommendation

Grant planning permission with conditions