

2022/1208

Mr Hafiz

Demolition of house and erection of 4no. detached properties and associated works

Jaknel, 28 Low Cudworth Green, Cudworth, Barnsley, S72 8EF

Background

2021/0413 - Outline application for re-development of site for 4 detached two storey dwellings with access, scale, layout and landscaping under consideration – Approved with conditions



Indicative plan

Description

28 Low Cudworth Green is a detached two storey, three bedroomed property set in a large garden area, situated the west of Low Cudworth Green. The garden area is mainly laid to grass and there are a number of small trees within the site and along the boundaries. The dwelling is set almost centrally within the site and appears of a standard brick construction. The access to the site is set along the northern boundary. The front boundary facing onto Low Cudworth Green currently consists of a low stone wall and there is no footpath at this side of the road.

To the north of the site are semi detached bungalows, to the east opposite Low Cudworth Green are more traditional two storey stone build dwellings. To the south is a detached brick

built bungalow and to the west off Carrs Lane are detached chalet style properties and larger bungalows with rooms within the roof spaces.

The site is set within a predominately residential area. The area consists of a variety of residential properties, with semi-detached and detached properties of different styles, designs. The surrounding properties are constructed of a variety of materials including stone and various shades of brick. To the south east off Low Cudworth Green is a new residential development of 9 detached dwellings.



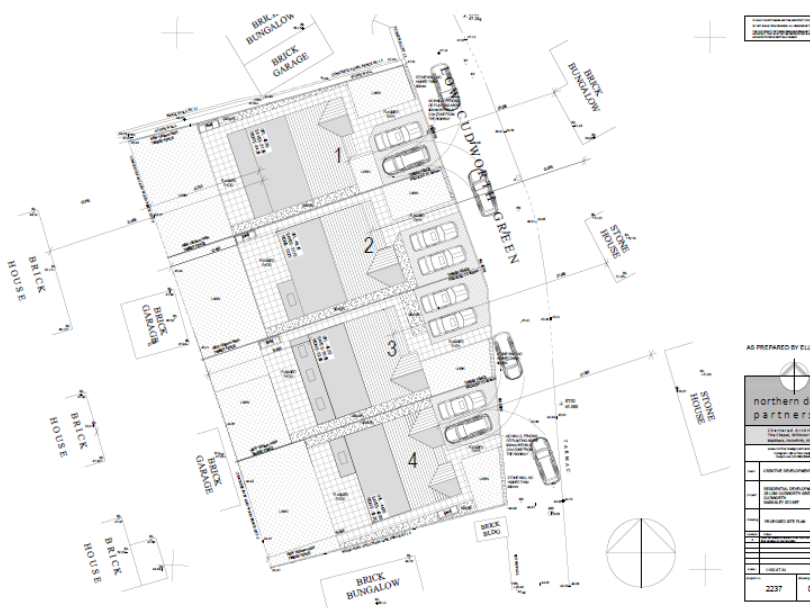


Proposed Development

The application is a full planning application which includes the demolition of the existing dwelling and the re-development of site for 4 detached two storey dwellings. The properties are 3 beds with a small office room.

The site plan shows that the dwellings are set in a line parallel to Low Cudworth Green and similar to the indicative plan submitted with the outline approval in 2021. The plot sizes are roughly the same size. Access and parking to each unit is shown to the front of the dwellings with two spaces provided per unit. The properties are designed as two storeys, some with small rear extensions and gable frontages. In terms of landscaping, the applicant proposes grassed gardens with patio areas and landscaping to the front of the dwellings.

The plans have been amended during the course of the application and the house types and site plan altered so that the minimum distance of 10m is maintained from first floor habitable room windows to the rear garden boundary to prevent overlooking of the adjacent gardens to the rear.



AS PREPARED BY ELLA

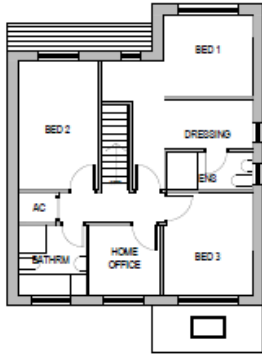
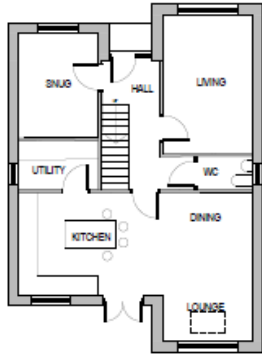
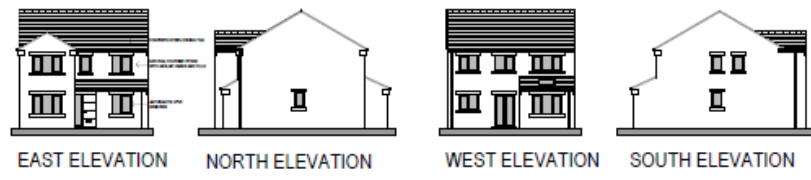
northern des partners

Chartered Architects
The Arcade, Millers Road
Bathurst, New South Wales, 2223

PROJECT: 2237

DATE: 04

Architect: Northern Des Partners
100 Millers Road, Bathurst, NSW 2223
Phone: (02) 6332 1111
Fax: (02) 6332 1112
Email: info@northernpartners.com.au
www.northernpartners.com.au



northern des partners

Chartered Architects
The Arcade, Millers Road
Bathurst, New South Wales, 2223

PROJECT: 2237

DATE: 04

H9 Protection of existing larger dwellings
LG2 The Location of Growth
T3 New Development and Sustainable Travel
T4 New development and Transport Safety
SD1 Presumption in Favour of Sustainable Development
CC1 Climate Change
CC4 Sustainable Drainage Systems (SuDS)
D1 High Quality Design and Place Making
Poll1 Pollution Control and Protection
BIO1 Biodiversity and Geodiversity

SPDs

The proposals have been considered in relation to the following SPD's:-

- Design of housing development
- Parking
- Sustainable Travel

Other Guidance

South Yorkshire Residential Design Guidance

NPPF

The National Planning Policy Framework sets out the Governments 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

Ward Councillors – No comments received

Drainage – No objections subject to condition

Pollution Control – No objection subject to conditions

Yorkshire Water - No objection subject to conditions

Highways – No objections subject to conditions

SYMAS – A Coal Mining Risk Assessment is required (now submitted during the processing of the application) condition required

Coal Authority – Substantive concern, the site falls within the defined Development High Risk Area.

Tree Officer – No comments received

Representations

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

- The proposed site plan is incorrect because the property directly behind Plots 1 & 2 on the proposed site plan is not a 'Brick House', it is a brick built bungalow.
- Section 6.02 in the Design & Access Statement states 'The Cudworth area is also well supported by public transport links to Huddersfield'. This is incorrect, there are no direct public transport links to Huddersfield.
- Design not in keeping with the other properties in Low Cudworth Green
- Concerns regarding drainage of the site
- Additional traffic on Low Cudworth Green and impact upon highway safety
- Impact upon the safety of pedestrians due to restricted pavement width
- No need for additional housing in the area
- Impact upon on street parking
- Overlooking
- Impact during construction and parking issues
- Impact upon mature trees and habitat for wildlife

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 street is purely residential and as such the use of this site for residential uses would be in keeping with the locality. The principle of the development of the site for 4 dwellings has already been established with the recent granting of outline planning permission under application reference 2021/0413.

Policy H9 of the Local Plan relates to the protection of existing larger dwellings. The policy states that the 'development within the curtilage of existing larger dwellings will be resisted where it will have an adverse impact on the setting of the original dwelling, and the size of the remaining garden area.' The policy also relates to dwellings of 4 or more bedrooms. In this case the existing 3 bedroom dwelling is to be demolished and the whole site is to be redeveloped for 3 bedroom units, therefore H9 would not apply.

Residential Amenity

The Supplementary Planning Document 'Design of Housing Development' provides guidance in terms of separation distances and other amenity requirements, in order to ensure that any new development does not cause significant impact by way of overlooking, overbearing and overshadowing of existing dwellings and their private gardens.

The plans have been amended during the course of the application and the house types and site plan altered so that the minimum distance of 10m from first floor habitable room windows is maintained to the rear garden boundary to prevent overlooking of the adjacent gardens to the rear.

The site is set within a predominately residential area therefore there are other dwellings which surround the site. The amended site plan demonstrates that the properties have been designed so that they meet the separation distances set within the SPD in terms of distances

from habitable room windows. The windows are 21m from habitable room windows to the front and rear and 10m from the rear boundaries. As a result, the proposal should not cause any significant impact upon residential amenity in terms of overlooking/loss of privacy or overbearing/overshadowing/loss of light impact in accordance with the SPD.

The properties themselves have been designed with adequate gardens which exceed the requirements of the Supplementary Planning Document Design of Housing Development, and the room sizes also meet the internal spacing standard requirements of the South Yorkshire Residential Design Guide.

Overall the proposal is considered to be acceptable when measured against the guidelines set within the SPD Design of Housing Development in terms of residential amenity and the proposal complies with Local Plan Policy GD1 of the Local Plan.

Visual Amenity

The immediate area consists of a variety of residential properties, with semi-detached and detached properties set within a variety of plot sizes. The existing dwelling is of a standard design and construction, therefore there are no objections to the loss of the existing dwelling. Concerns have been previously raised by objectors with regard to the scale of the two storey properties as there are bungalows situated adjacent to the site. The existing dwelling on site is two storey and there are two storey buildings opposite the site, therefore it is felt that two storey properties would not be out of keeping and would sit well within the street scene. Further down Low Cudworth Green a similar development of new two storey detached dwellings can be seen, therefore the proposed dwellings would sit comfortably with the mixed pattern of development in the area. The surrounding properties are constructed of a variety of materials including stone and various shades of brick. The dwellings are of an acceptable design and would compliment the adjacent dwellings in terms of style and materials.

The proposed layout plan shows that the proposed dwellings are sited comfortably on the site and allow for the building line to be maintained and adequate space between each dwelling. The proposal meets all the amenity requirements set within the SPD. There are no objections to scale of the properties and layout put forward given the overall size of the site and the pattern of development adjacent to the site.

The proposal put forward is considered to be acceptable in terms of visual amenity in accordance with the Supplementary Planning Document Design of Housing Development and Local Plan Policy D1.

Highway Safety

The highways section have no objections to the proposal subject to conditions and no concerns have been raised with regard to the width of the road or visibility. The properties have two parking spaces per unit in accordance with the Parking SPD. There are no objections to the proposal from a highway safety perspective in accordance with Policy T4 of the Local Plan.

Impact on Trees

A Tree Survey has been submitted with the application. A number of small trees are to be removed as part of the proposal, however they are not significant specimens or have shown signs of decline, therefore there are no objections subject to a detailed landscaping scheme being submitted which provides replacement planting. In terms of landscaping, the applicant proposes grassed gardens with patio areas and landscaping to the front of the dwellings.

Drainage

The Drainage Officer and Yorkshire Water have no objections subject to conditions.

Coal Mining

Part of the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of the planning application. SYMAS have been consulted and required a Coal Mining report to be submitted as part of the application. The report has been submitted and assessed by SYMAS who have now recommended that site investigations are undertaken to confirm ground conditions and any recommended remediation/mitigation is implemented, to be secured by condition.

Other issues

Neighbouring residents have raised concerns with regard to the impact of the construction works. Pollution Control have no objections to the proposal and have recommended conditions which deal with noise, dust and construction times.

Recommendation

Approve subject to conditions