

PLANNING APPLICATION  
FOR  
ERECTION OF 4 DETACHED TWO  
STOREY DWELLINGS  
WITH ASSOCIATED PARKING  
AT  
'JACKNEL' 28 LOW CUDWORTH GREEN  
CUDWORTH, BARNSELY S72 8EF  
FOR  
CREATIVE DEVELOPMENTS (HUDDERSFIELD) LTD

NOVEMBER 2022

NORTHERN DESIGN PARTNERSHIP  
THE CHAPEL MILLMOOR ROAD  
MELTHAM, HOLMFIRTH HD9 5JU

## **1.0 - PLANNING HISTORY**

1.01 - Outline Planning Permission was recently granted (2021/0413) for the demolition of the existing house and the erection of 4 Detached Two Storey Dwellings. It is understood that this application establishes the principle of development of the site into 4 dwellings, and this is not in question.

## **2.00 - CURRENT PROPOSALS**

2.01 - The current submission is a full application, not a reserved matters application, due to the layout and footprints of the proposed houses varying slightly to the Outline.

2.02 - Although there are variations to the original footprints, these are only minor and are in the interests of aesthetics and elevation modelling. The elevations have been further articulated to the approved footprints creating additional projections and interest to the dwellings and streetscape.

2.03 - The layout continues to be in a parallel formation to Low Cudworth Green and the plots are approximately the same size.

2.04 - The dwellings continue to have 3 bedroom accommodation. Based on recent trends the properties also offer a home office. It is clear that post pandemic more and more people work both part and full time from home. The proposed houses provide space for this, which ultimately provides the option to reduce vehicle movements and promote sustainability.

2.05 - The proposals are similar in scale and massing to those approved as part of the outline approval. The houses are genuine two storeys with moderately pitched roofs.

2.06 - The current proposals continue to respect the SPD guidelines in terms of separation distances and amenity. Consequently, the proposals will not cause any significant impact upon residential amenity in terms of overlooking / loss of privacy / overshadowing or loss of light to the nearby properties.

2.07 - The immediate area consists of a wide variety of house types, with bungalows, semi detached and detached dwellings set in a range of plot sizes and distances to the highway.

2.08 - The proposals ensure the proposed houses have good sized gardens, both to the front and rear. The layout shows combination of lawns and gravelled area. The gardens will also benefit from planting to be agreed.

### **3.00 - HIGHWAYS**

3.01 - The parking layout is very similar to that previously approved. Each property has two parking spaces to the front. Low level front walls allow for safe vehicle manoeuvring to and from the driveways.

3.02 - Each property will have an external recharging point.

3.03 - Bin stores have been identified. This will lead to bins being presented at the front of the property on collection day.

### **4.00 - DRAINAGE**

4.01 - There is drainage to the existing property. Due to levels there will be no issues with foul drainage for all 4 properties.

4.02 - There is a public sewer identified in Low Cudworth Green. The applicants will have a full drainage scheme designed for approval by condition.

## **5.00 - CONTAMINATION**

5.01 - Site investigations will be undertaken and will be presented for approval by condition.

## **6.00 - CLIMATE CHANGE CONSIDERATION**

6.01 - Firstly, the site is in a sustainable location. The range of shopping facilities and general amenities are a short walk away.

6.02 - The Cudworth area is also well supported by public transport links to Huddersfield.

6.03 - The houses will all incorporate charging facilities for electric vehicles.

6.04 - The properties will be highly insulated in excess of SAP and EPC minimums.

6.05 - The site has been designed with the majority of hard standing areas being permeable. Larger areas of soft landscaping will assist with maintaining the biodiversity of the site.

6.06 - The site layout maximises the site creating a high density grouping. The houses still maintain the space about dwelling guidelines.

## **7.00 - MATERIALS**

7.01 - The proposals are to use Natural Coursed Stone walling, low profile concrete tiles and UPVC windows, similar to the new development off Low Cudworth Green

## **8.00 - CONCLUSION**

8.01 - This application seeks to vary the house types on the site. The number will remain the same and the designs / layouts improved, but with no major changes. The majority of other factors e.g highways, SPD remain unchanged.

8.02 - The design maximises the site potential providing a high density layout, whilst maintaining space about dwellings guidelines. The site is ultimately sustainable.

8.03 - Based on this information, we trust that Barnsley MBC will support this application.