

2021/1694

Mr Jim Ellis

Erection of 2 houses with detached garages

57 Park Street, Wombwell, Barnsley, S73 0HJ

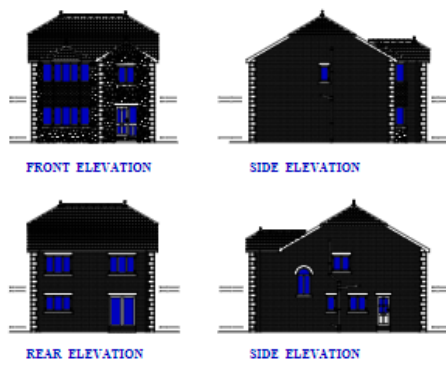
Planning History

2007/1304 - Erection of two detached houses with integral garages – Refused

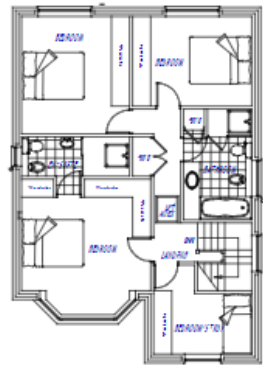
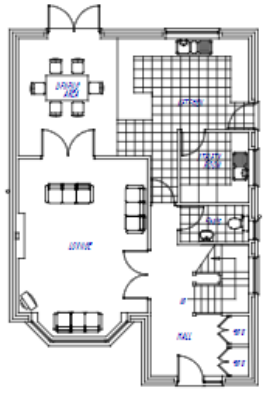
2009/0018 - Erection of two detached dwellings with double garages – Refused

2009/0405 - Erection of 2 detached dwellings and 2 detached double garages (Resubmission) – Approved with conditions

2013/0964 - Erection of two detached dwellings and two detached double garages – Approved with conditions



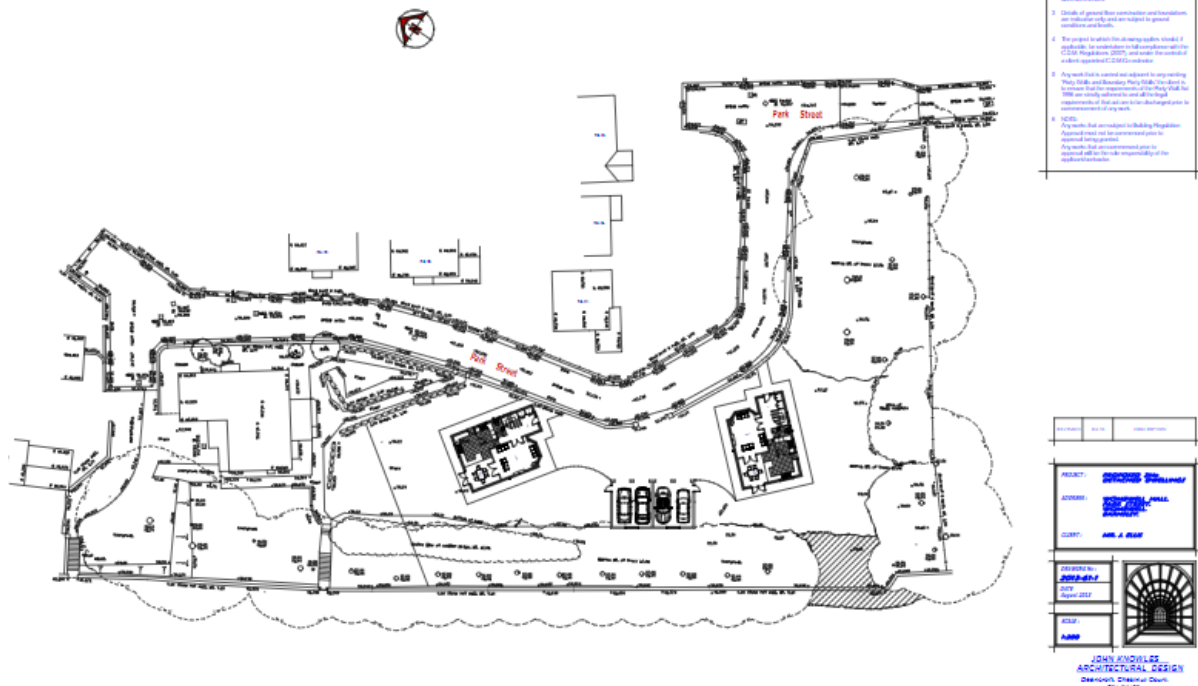
Drawings
1. The drawings are complete and in accordance with the requirements of the Building Regulations and the Town and Country Planning Act 1990.
2. All dimensions and levels shall be checked and confirmed.
3. Details of ground floor construction and foundations shall be submitted and approved by the Council.
4. The proposed works shall be carried out in accordance with the Building Regulations 2010, and the Building Act 2019.
5. Any work that is carried out shall be subject to any existing planning conditions and any other conditions that may apply to the site.
6. The Council shall not be responsible for the construction of any work.
7. The Council shall not be responsible for the construction of any work.



PROJECT:	57 Park Street, Wombwell
ADDRESS:	57 Park Street, Wombwell, Barnsley, S73 0HJ
CLIENT:	MR J ELLIS
DESIGNED BY:	JOHN KNOWLES
DRAWN BY:	JOHN KNOWLES
DATE:	2021/1694

JOHN KNOWLES
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Derbyshire, Chester Road
Rotherham, S26 0NG
Telephone: 01709 281020

Chartered Institute of
Architectural Technologists



Approved Plans

Description

The site relates to part of the grounds of a large stone built dwelling known as Wombwell Hall. The existing dwelling occupies a substantial plot, which runs to the south east of the hall wrapping around Park Hollow, forming an “L” shape. The site in question relates to the south eastern half of the plot.

A gabion access with low lying stone walling exists with the site gently grading upwards to Part Street which forms the southern boundary. To this side a larger wall is present, along with some mature trees. The denser tree pocket forms a small woodland in the northern leg of the site, which although is within the site boundary it does not form part of the developable area. The trees in the area are protected by an Area Tree Preservation Order as can be seen below and consists of a mix of trees, however along the southern boundary of the site are mostly large Lime Trees.

The housing set to the north of the Hall and its curtilage was developed in the late 1990s along with the conversion of the barn at the far end of the new estate extension.

Legend

- Heritage
- Tree Preservation Orders

Aerial Imagery

Colour

Greyscale

Hybrid

Tree Preservation Orders

Reference Number: 7

Tree Reference Number: A1

Category: AREA OF TREES

Description: AREA OF TREES, WITH SYCAMORE, CHERRY, POPLAR, BIRCH, HOLLY, LIME, CUPRESSUS, BEECH + OTHERS

Status:

[Further Information](#)

50 m
100 ft

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Proposed Development

The proposal involves the erection of 2 detached two storey houses with detached garages. The plans have been amended during the course of the application and the garages have been sited away from the large lime trees to the rear along the south western boundary and the elevations of the dwellings have been amended to include stone detailing with a low stone plinth.

The proposed dwellings have 3 bedrooms with a smaller office/bed 4. Parking and turning areas are provided to the front of the dwellings and the properties would have large rear/side gardens. Plot 2 is the larger of the two plots with the northern portion of the site towards the eastern boundary being covered with protected trees.

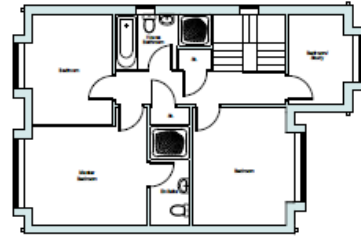
The houses are of a modern design and have front projecting gable features and incorporate pitched roofs. The dwellings have a low brick plinth and render above with feature timber cladding and grey window frames. The garages would be rendered to match the properties.



Plot 1 - Front Elevation



Plot 1 - Side Elevation



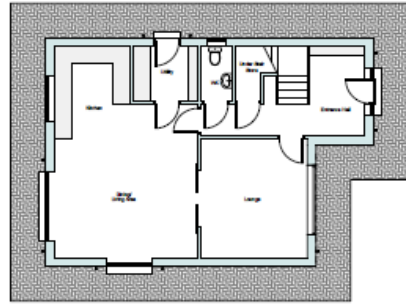
Plot 1 - First Floor Plan



Plot 1 - Rear Elevation



Plot 1 - Side Elevation



Plot 1 - Ground Floor Plan

<p>1. ALL DRAWINGS ARE THE PROPERTY OF DESIGNER AND WILL BE SUPPLIED TO THE CLIENT FOR THE PROJECT ONLY. ANY REPRODUCTION OR DISTRIBUTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER IS STRICTLY PROHIBITED.</p> <p>2. THE CLIENT AGREES TO HOLD THE DESIGNER HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THESE DRAWINGS.</p> <p>3. THE CLIENT AGREES TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND TO COMPLY WITH ALL APPLICABLE REGULATIONS AND CODES.</p> <p>4. THE CLIENT AGREES TO MAINTAIN ACCURATE RECORDS OF ALL CHANGES AND REVISIONS TO THESE DRAWINGS.</p> <p>5. THE CLIENT AGREES TO NOTIFY THE DESIGNER IMMEDIATELY IN WRITING OF ANY CHANGES TO THE PROJECT SCOPE, SCHEDULE, OR BUDGET.</p> <p>6. THE CLIENT AGREES TO PROVIDE ALL NECESSARY INFORMATION AND DOCUMENTATION TO THE DESIGNER IN A TIMELY MANNER.</p> <p>7. THE CLIENT AGREES TO PAY THE DESIGNER'S FEES AND EXPENSES AS SET FORTH IN THE SCHEDULE OF FEES AND EXPENSES.</p> <p>8. THE CLIENT AGREES TO RELEASE THE DESIGNER FROM ALL LIABILITY FOR ANY DELAYS OR INCONVENIENCES CAUSED BY THE CLIENT OR ANY THIRD PARTY.</p> <p>9. THE CLIENT AGREES TO RELEASE THE DESIGNER FROM ALL LIABILITY FOR ANY DAMAGES, LOSSES, OR EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THESE DRAWINGS.</p> <p>10. THE CLIENT AGREES TO RELEASE THE DESIGNER FROM ALL LIABILITY FOR ANY CLAIMS, DAMAGES, LOSSES, OR EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THESE DRAWINGS.</p>	<p>DATE: 01/2024</p> <p>SCALE: AS SHOWN</p>
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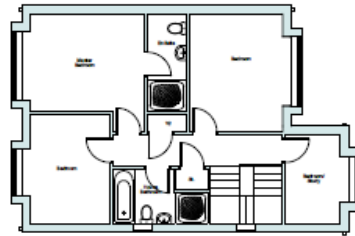
<p>New residential plots 1 & 2, Adjacent to Northwell Hall, 17 Park Street, Northwell, Surrey, GU24 0JL</p>	<p>PLOT 1</p> <p>1:50 @ A1</p> <p>GP 2/2024</p>	<p>DATE: 08/07/24</p> <p>REV: 01</p> <p>MAY 2024</p>	
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Plot 1 - Front Elevation



Plot 1 - Side Elevation



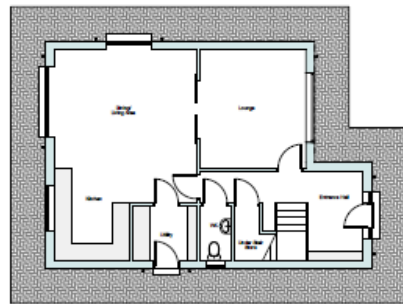
Plot 1 - First Floor Plan



Plot 1 - Rear Elevation



Plot 1 - Side Elevation



Plot 1 - Ground Floor Plan

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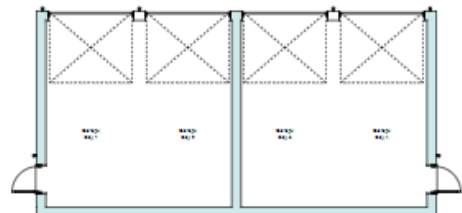
Garage: Front Elevation



Garage: Side Elevation



Garage: Side Elevation



Garage: Floor Plan



Garage: Rear Elevation

Policy Context

The new Local Plan was adopted at the full Council meeting held on the 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is set within an area of Urban Fabric as allocated within the Adopted Local Plan.

The following policies are of relevance:-

GD1 General Development

H1 The Number of New Homes to be Built

H4 Residential Development on Small Non-allocated Sites

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

-Trees and Hedgerows

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 – Details to be checked by Building Control

Highways – No objection subject to conditions

Pollution Control – No comments received

Tree Officer – No objections subject to condition

Air Quality – EVCP's required per unit

Representations

Neighbouring properties have been consulted via letter and a site notice has been posted at the site. No comments have been received as a result.

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 policies require that development should be compatible with its surroundings and in this case, the street is predominantly residential and as such the use of this site for residential uses would be in keeping with the locality. The application is similar to the schemes granted in 2009 and 2013 (which have now expired), therefore the principle of a similar residential development of two houses has already been established at this site.

As Wombwell Hall is a 'larger' dwelling, Local Plan Policy H9 'Protection of Existing Larger Dwellings' would apply to this application. The policy states that:- '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 loss of existing larger dwellings will be resisted. Support will be given to the re-establishment of Houses in Multiple Occupation into single family sized houses' The proposed dwellings would be set to the side of the existing dwelling known as Wombwell Hall within an area of land that has been vacant for some time. The hall is a larger dwelling and would be retained as part of the proposal and the site plans show that the hall would still have a significant rear garden area of approx. 400sqm and a side garden of over 200sqm. The proposal would retain the existing house and a large portion of garden area and the proposal would not have a significant impact upon the remaining garden area. In addition, given that the land is set to the side of the dwelling, the properties would not have any significant adverse impact upon its setting as they would appear as part of the existing residential development. The proposal is considered acceptable when measured against Policy H9.

Visual Amenity

Local Plan Policy D1 High Quality Design and Place Making, sets out the principles that will apply to the consideration of planning applications for new housing development, including conversions, infill and backland development. Further detailed guidance on residential development is provided in the South Yorkshire Residential Design Guide. The Guide includes information requirements, design guidelines and technical requirements.

The proposal has been assessed against the above policies which relate to design and layout. The proposal site layout is similar to the expired permission ref 2013/0964 and proposes two large, detached dwellings either side of the access with a detached garage block situated in the middle of the site. The garage block is for two double garages and the area either side up to the dwellings will be hardstanding for manoeuvring and parking. The spacious nature of the development is sympathetic to the setting of the Hall which features open grounds and protected trees, which are to be retained and protected as part of the development.

The proposal has been amended during the course of the application and a stone plinth has been added to the design to break up the large areas of render. The houses are of a modern design and have front projecting gable features and incorporate pitched roofs. The dwellings

have a low brick plinth and render above with feature timber cladding and grey window frames. The garages would be rendered to match the properties. The surrounding area is mixed with modern and traditional dwellings constructed of stone, brick and render and cladded elements. The immediate street scene consists of modern brick built dwellings, with Wombwell Hall being constructed of stone. The proposed dwellings whilst they are of a modern design this is considered to be acceptable, given that there is a mix of different materials and design elements to the properties within this area.



Examples of varying styles of dwellings/materials within the area

The design and materials proposed are acceptable in the context of the setting of the site and the proposal is considered acceptable when measured against Local Plan Policy GD1 'General Development', Local Plan Policy D1 'High Quality Design and Place Making', the Council's Supplementary Planning Document 'Designing New Housing Development'.

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 proposed dwellings are set on a large plot and the proposed layout meets the Council's guidelines in terms of privacy requirements and separation distances to other dwellings, including Wombwell Hall. The dwellings have been designed with internal and external spacing standards (including adequate room sizes and garden areas) which comply with the requirements of the SYRDG and the SPD.

The earlier permissions established the principle of development, and the proposal complies with the current Local Plan and Supplementary Planning Documents and as such is considered acceptable from a residential amenity perspective.

Highway Safety

The Highways section have no objections to the proposal subject to conditions. The proposals are similar to those approved under the now expired planning permission 2013/0964 and the main difference is that the shared access is to have an improved width which is welcomed by the Highways Officer as this will aid both sight lines and pedestrian inter-visibility.

The proposal has adequate off-street parking provision of at least 2 spaces per unit and the detached garages are of sufficient size. The proposals are therefore considered acceptable from a highways perspective.

Trees

The trees within the site are protected by a wider area TPO and consist of a number of varieties, with a row of large Lime Trees set along the south western boundary. The trees are highly valuable in terms of visual amenity, with the majority being category A and B trees. A Tree Survey and an Arboricultural Implications Assessment has been submitted as part of the proposal. The proposal does not involve the removal of any TPO trees on the site.

The Tree Officer has been consulted as part of the application and states:- 'Having looked at the AIA (Arboricultural Implications Assessment) it appears that only a minor incursion into the trees rooting area will be required to install the garages for the two new dwellings. Ideally the garages should be drawn forward away from the trees in order to make this entirely acceptable. If this cannot be accommodated, then full details of what is proposed will be required as part of an arboricultural method statement detailing the works in the rooting area of the trees. Ultimately, I feel these should be moved just forward clear of these highly prominent protected trees.

The AIA also does not deal with the issues of shading from the trees on the proposed new dwellings which I asked to be considered. Ultimately the location means that the trees will cast a significant amount of shade, however their maturity means that the level of shade cast should not alter significantly and be apparent to any prospective new residents. Applications for works to these trees on the grounds of the shade cast would not be looked upon favourably. The separation between the dwellings and the canopy line of the trees should be sufficient to prevent the trees from seeming overbearing and again the maturity of the trees should mean that the proximity of them should be apparent to any prospective buyers. Ultimately there is scope to undertake the development. The proximity and protected nature of the trees mean that an arboricultural method statement is absolutely essential and as such I would ask that a condition be applied to the decision notice if permission is granted.'

As a result of the Tree Officer's comments, the proposed garages have been re-sited so that they are set forward away from the trees and their rooting area. The agent has agreed to a condition which requires an Arboricultural Method Statement which will deal with Tree Protection Measures and will be submitted prior to commencement. The proposal does not involve the removal of the TPO trees and therefore there should not be any significant impact to the trees on site. In terms of overshadowing, the Tree Officer has considered the impacts and whilst there will be an element of overshadowing to part of the garden areas of the proposed dwellings, this is not considered to be significant enough to warrant a refusal of

permission on this basis, and the future purchasers will be aware that the surrounding trees and the trees within their garden areas are protected by TPO's and cannot be pruned or felled without permission.

Recommendation

Approve subject to conditions