

2024/0367

Mr Vincent Pears

Outline application for 1 custom/self build property with layout considered at this stage

Shalom, 16 Ings Road, Wombwell, Barnsley, S73 0BP

Background

2024/0078 - Erection of single storey rear extension projecting out 4.8m, with an eaves height of 3.56m and an overall height of 3.56m (Prior Notification Householder) – Prior Approval Granted

97/1246 - Use of land to form extension of domestic curtilage – Approved

Description

The property is a stone built detached dwelling with grey tiled gable roof. The property is set in a large plot with gardens at each side and to the rear. To the west side of the property are double gates and a parking area. The immediate street scene consists of a mainly terraced and semi detached dwellings. The wider street scene is varied with industrial units to the rear and a new housing estate opposite. To the east further along Ings Road is a Yorkshire Water Treatment works.

The floor plans provided with the above approved prior notification application shows the property has 4 bedrooms and is classed as a larger dwelling.

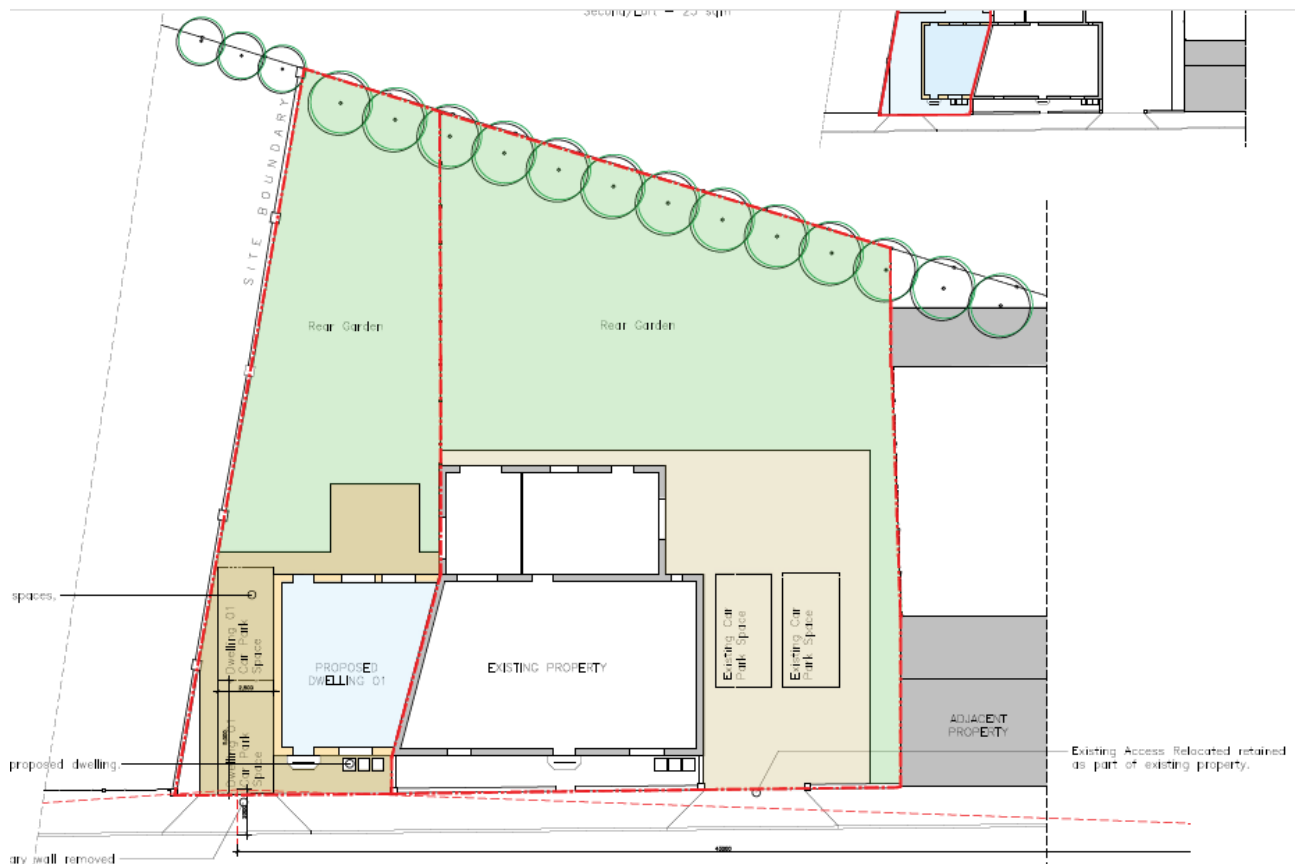


Proposed Development

The application is outline with some matters reserved and proposes the erection of an attached dwelling to the side of number 16. The layout of the site is to be agreed at this stage, with other matters such as the access, scale, design and external appearance and landscaping reserved matters for future consideration. The site layout submitted would agree

the shape and size of the dwelling which – if two storey, would have an overall internal floor area of 86sqm and a garden area of 175sqm. Two parking spaces are proposed with the access to the east. The existing dwelling with the PN extension would be left with a garden area of over 300sqm and retains two parking spaces to the west.

The plans have been amended during the course of the application and the proposal now only involves the erection of 1 dwelling to the east of the dwelling and the western side is to be retained for the existing dwelling and would be used as it is existing, for access and parking purposes.



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 Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). 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 Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

The site is set within Urban Fabric as shown on the Local Plan Maps, therefore the following polices are of relevance:-

GD1 'General Development'
H4 'Residential Development on Small Non-allocated Sites'
H9 'Protection of Existing Larger Dwellings'
T3 'New Development and Sustainable Travel'
T4 'New Development and Transport Safety'
D1 'High Quality Design and Place Making'
Poll1 'Pollution Control and Protection'

SPD's

-Design of Housing Development
-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

Highways – No objection subject to conditions

Drainage – Details to be checked by Building Control

Yorkshire Water – No objection

Ward Councillors – Cllr Osbourne – 'I am neither for or against the application per se but do wish to make the following comment. The application has a flood risk assessment that makes for interesting reading. I have some concerns that the interpretation of flood risk has been underestimated.'

Pollution Control – No objection subject to conditions

Representations

No comments received

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 the site for residential uses would be in keeping with the locality.

The existing property is a 4 bedroom dwelling, therefore policy H9 is of relevance as it relates to the protection of existing larger dwellings of 4 bed and over. 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.' In this instance the property is a detached two storey dwelling set on a significant plot with large side gardens. The proposed dwelling would be set within the side garden and would allow for the existing dwelling to retain a garden area of approximately 300sqm, which is five times the required garden area for a dwelling of this size, and the proposed dwelling would have a garden area almost three times the size required within the guidelines. Given that the property is set on a varied street scene where there are terraced and semi detached properties set within much smaller sized plots, and that the existing and proposed dwelling would be provided with generous garden areas, it is felt that there would not be an adverse impact upon the setting of the existing dwelling nor would there be any significant impact upon the remaining amenity areas, as such the proposal complies with policy H9.

Residential Amenity

As this is an infill plot one of the main considerations would be the impact of the proposal upon the residential amenity of the surrounding residential properties. The SPD Designing New Housing Development states that 'in order to ensure adequate levels of privacy are provided/ maintained, to ensure residential development does not result in unacceptable levels of overshadowing or loss of outlook and in order to provide adequate amenity space, development will usually be expected to comply with the external spacing standards.'

The dwelling would not cause any significant overshadowing, overbearing or overlooking impact. The SPD states that there should be a minimum of 12m between a blank gable and habitable room windows and 21m between habitable room windows of the proposed dwelling and of adjacent dwellings. The layout plan shows that the proposal would meet the required separation distances set within the SPD.

The SPD and South Yorkshire Residential Design Guide also provides guidance in relation to amenity areas and states that 'rear gardens of proposed dwellings should be at least 50sqm in the case of two bedroom houses/bungalows and 60sqm for houses/bungalows with three or more bedrooms.' Details of landscaping and boundary treatments shall be provided at reserved matters stage.

The application is outline with some matters reserved and proposes the erection of an attached dwelling to the side of number 16. The layout of the site is to be agreed at this stage, with other matters such as the access, scale, design and external appearance and landscaping reserved matters for future consideration. The site layout submitted would agree the shape and size of the dwelling which – if two storey, would have an overall internal floor area of 86sqm which is sufficient for a standard 3 bed property, and a garden area of 175sqm. Two parking spaces are proposed with the access to the east. The existing dwelling with the PN extension would be left with a garden area of over 300sqm and retains two parking spaces to the west. The above meets the internal and external spacing standards for existing and proposed dwellings in accordance with the South Yorkshire Residential Design Guide and the SPD.

Noise and disturbance

The Pollution Control Team have been consulted and have no objections subject to conditions. Due to the close proximity of commercial premises and YW Treatment Works the following condition is recommended to be applied to any outline approval to ensure that any new residents would not be significantly disturbed by the adjacent commercial activities.

'A noise impact assessment shall accompany the reserved matters submission which shall have been used to inform the layout and design of the scheme such that mitigation to achieve the following sound levels are achieved within all dwellings:

- Bedrooms: LAeq (8 hours) - 30dB (2300 to 0700 hours);
- Living Rooms & Bedrooms: LAeq (16 hour) - 35dB (0700 to 2300 hours);
- Bedrooms: LAFmax - 45dB (2300 to 0700 hours).

The assessment shall be accompanied by a plan which clearly identifies the different types of mitigation measures proposed, where each type of mitigation is proposed and a programme of implementation. Thereafter the development shall be carried out in accordance with the approved measures.'

In addition to the above, the plot allows for sufficient separation from the adjacent properties. The proposal provides separate parking areas and garden areas, and once constructed should not cause significant harm in terms of noise and disturbance. As such the proposal complies with Policies GD1 and the Council's Supplementary Planning Document 'Designing New Housing Development' and The South Yorkshire Residential Design Guide.

Odour Issues

The site is set within 400 metres of a Yorkshire Water waste water treatment plant. The applicant has confirmed that they will submit an odour assessment and drainage design as part of any reserved matters application, in order to deal with any issues with regard to odour. Yorkshire Water have been re-consulted with regard to the amended plans and have stated:-

'I note the proposed reduction to a single additional dwelling. Regarding the agent's comments, I note their intention to submit the odour assessment and drainage design as part of the Reserved Matters application for the site and have no issue with this. I want to reiterate that industry guidance recommends habitable buildings should not be located within 400 metres of a waste water treatment works due to odour, noise and pests (flies). A boundary wall acting as a screen (as stated by the agent) will not prevent any of these issues from affecting any future residents of the property which is why it is imperative that odour assessment is carried out. Due to the proximity of other dwellings to the treatment works I've chosen to remove my initial objection as other habitable buildings are within 400 metres of the treatment works.'

Yorkshire Water have confirmed they have no objection to the proposal given the above, subject to conditions and the submission of an odour assessment and any mitigation measures required at reserved matters stage.

Design and Layout

Developments on infill sites should, in accordance with the guidance contained in the SPD contribute to the character and appearance of an area. In particular, new buildings should follow existing building lines and respect the existing pattern of development.

The immediate street scene consists of a mix of mainly terraced and semi detached dwellings. Number 16 Ings Road is a large extended detached dwelling, set in isolation. The application is in outline with landscaping and external appearance to be reserved matters.

The site plan shows that an attached dwelling is sited the plot in order to follow the existing building line. The scale and design of the property are reserved matters; however it is felt that a two storey dwelling could be designed and constructed so that it matches the style and materials used at number 16. Once constructed the properties would appear similar to the terraced/semi detached properties adjacent, so that it would fit in comfortably within the existing street scene. The proposal is considered to be acceptable when measured against Local Plan Policies GD1 and D1 and policy BE1 of the Penistone Neighbourhood Development Plan.

Highway Safety

The plans have been amended and the number of dwellings proposed reduced. The Highways Officer has been consulted and states:- 'With reference to the further amended proposals shown on drawing no. 0021 Rev. B, I would now comment as follows:

The proposals now comprise the erection of one dwelling rather than the previously proposed two, the new dwelling is shown attached to the eastern side of the existing dwelling. It is proposed to create a new vehicular access point from Ings Road to serve the driveway of the new dwelling, adequate sight lines and pedestrian visibility splays appear to be achievable. The access and parking arrangements for the existing dwelling now remain largely unaffected by the proposals.

A bin storage area is shown to the front of the proposed dwelling which is satisfactory.'

Overall, the Highways Officer considers that the proposed additional dwelling will be unlikely to impact upon highway safety or the local highway network, subject to conditions. The proposal is considered to be acceptable in terms of highway safety in accordance with policy T4 of the Local Plan.

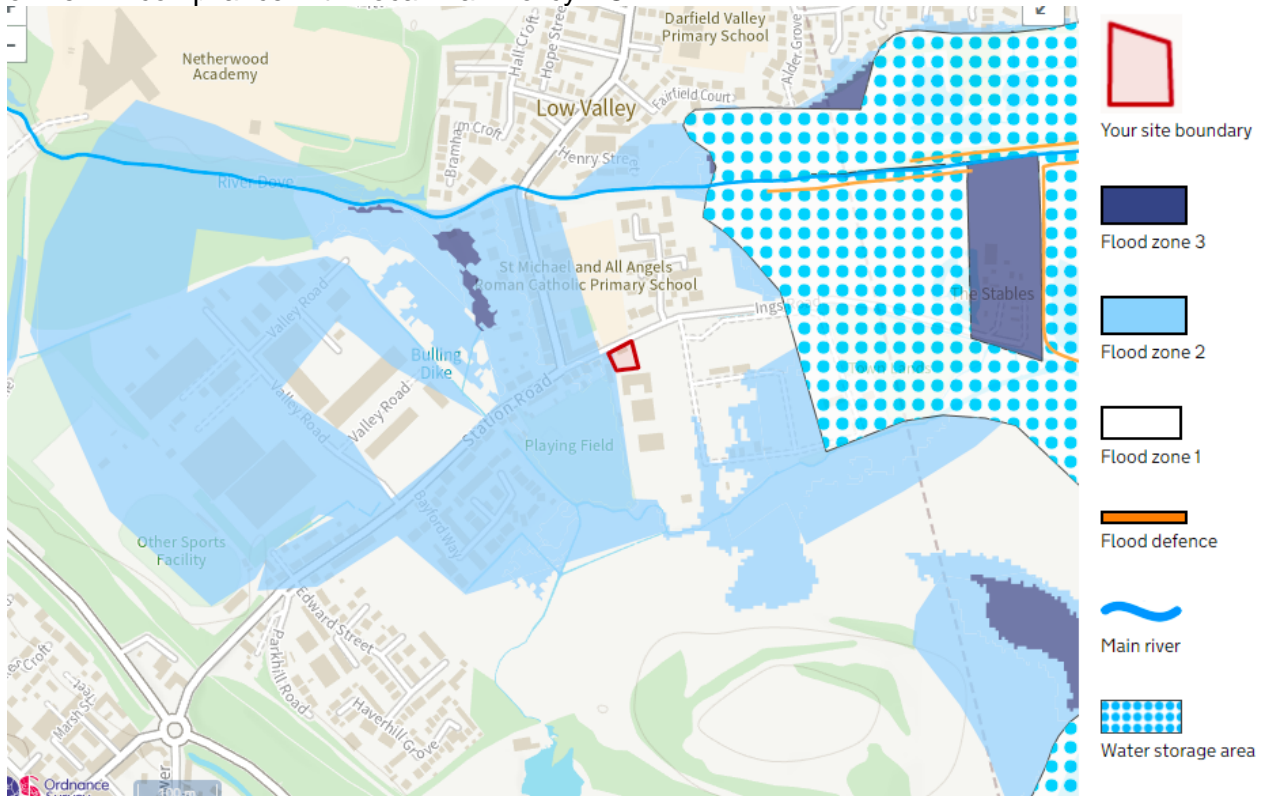
Drainage and Flood Risk

The Drainage Officer has no objections to the proposal. In terms of Flooding, the site is set adjacent to flood zone 2. A Flood Risk Assessment has been submitted with the application. In terms of Flood Risk Mitigation Measures, no specific measures required for dwellings in Flood Zone 1. The report concludes that

- The proposal is for a new dwelling and this is non-major development;
- The proposed dwelling lies wholly within Flood Zone 1;
- There is no documented evidence of flood risk from any other sources;
- The site is therefore in the most sequentially preferable area;
- The site lies in proximity to Flood Zones 3 and 2;
- Floor levels will provide more than the required minimum of 300mm freeboard;
- Flood resilience and mitigation methods are not required;

- The proposal intends to manage all surface water on site in line with the drainage hierarchy and hence will not impact on flood risk elsewhere;
- Existing access/egress routes away from site are unaffected;
- The owners of the dwellings will be advised to sign up to flood warning schemes; and assuming the recommended advance flood warning alerts and the access/egress routes can be maintained over the lifetime of the development, the proposal to create a dwelling wholly within Flood Zone 1 and at no risk from other sources of flooding is considered acceptable.
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Given the above, there is no objection to the proposal from a Flood Risk and Drainage point of view in compliance with Local Plan Policy POLL1.



Flood Risk Map – Zone 1

Recommendation

Approve with conditions