

2024/0914

Mr Micheal Sargent

Proposed new dwelling.

Land rear of 35 Ballfield Lane, Kexbrough, Barnsley, S75 5LH

Site Description

The site falls within land designated as urban fabric in the Local Plan. The site is located on Ballfield Lane close to the junction of Cooper Road and Ballfield Lane in Kexbrough. The site forms part of the rear gardens of 33 and 35 Ballfield Lane and 1 Cooper Road. During the site visit it was noted that the site has been fenced off and separated from the existing rear gardens. The site previously formed part of a wider garden area supporting the abovementioned properties.

The site is located amongst a mix of large semi-detached and large terraced properties in blocks of 4 and 5. The properties along Cooper Road are set back from the road with good sized front gardens and generous rear gardens, constructed in red brick and render with hipped roof designs.

Planning permission was sought for the erection of an end terraced dwelling attached to 33 Ballfield Road in 2016. This has been constructed however it does not appear to adhere to the approved plans. Within the approved 2016 plans the gardens to both number 33 and the new dwelling 35 Ballfield Road were generous, and a detached double garage was proposed to be erected to provide off street parking. The garage has not been erected and the generous gardens have been reduced in size to accommodate this plot.



Alan Robinson
Chartered Architect BA Dip Arch RIBA, BSc (Hons)PM
2 Gawthorpe Road, Barnsley S75 2AF
Tel/Fax 01225 396065 Mob 07947808933

Client: Mr M Sargent

Project: Proposed single residential dwelling at land
rear 35 Ballfield Lane, Kexbrough

Drawing Name

Location Plan

Drawing Number

52

Drawing Scale: 1/1250

Rev: #Rev:

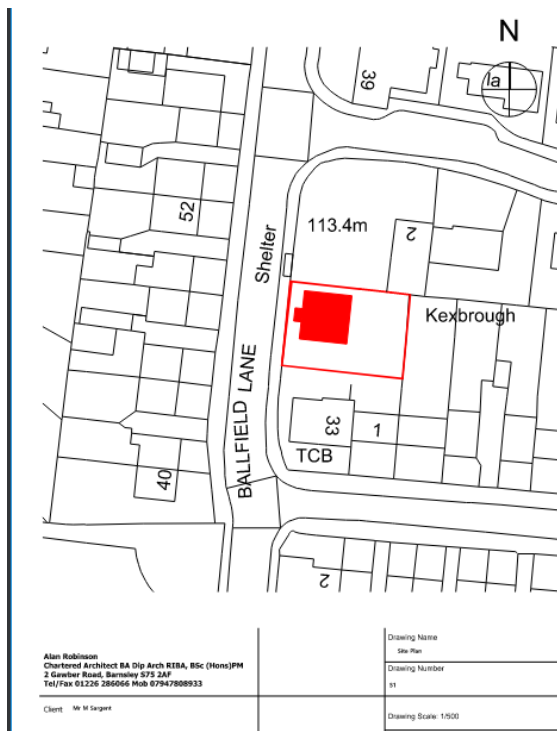
Site History

2016/0709 Erection of 1 no. dwelling attached to existing property and erection of detached double garage Approve.

Proposal

The applicant is seeking approval to erect a four-bedroomed detached dormer bungalow. The dwelling will be located within the rear gardens of 33 and 35 Ballfield Lane and 1 Cooper Road. Off street parking will be made available at the side of the property.

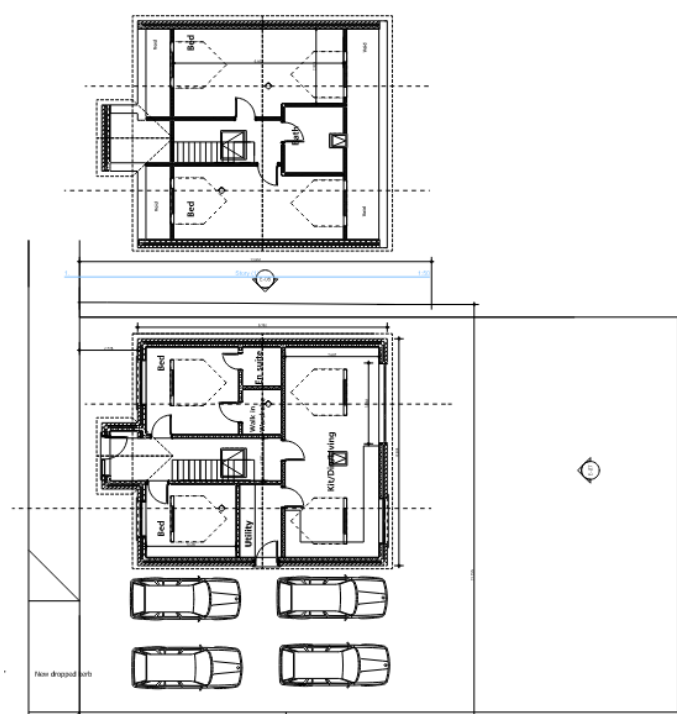
The bungalow has been designed with a pitched roof, and with two dormer windows on both the front and rear elevations. The proposal will be constructed in brick with blank elevations on the north and south elevations.



Alan Robinson
Chartered Architect BA Dip Arch RIBA, BSc (Hons) PM
2 Gasbar Road, Barnsley S75 2AF
Tel/Fax 01226 386666 Mob 07947808933

Client: Mr M Sargent

Drawing Name
Site Plan
Drawing Number
11
Drawing Scale: 1:500



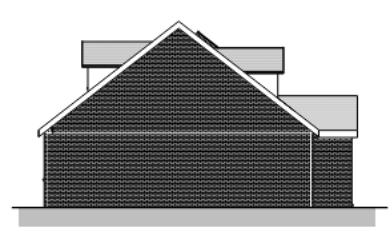
0.00 Elevation 1:50



0.00 Elevation 1:50



0.00 Elevation 1:50



0.00 Elevation 1:50

Local Plan

Urban Fabric

Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy T3 New Development and Sustainable Travel

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

Policy H4 Residential Development on Small Non-allocated Sites

SPD's

Those of relevance to this application are as follows:

-Design of Housing Development

-Parking

Other

South Yorkshire Residential Design Guide

NPPF

The NPPF 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.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 96 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places.

Para 116 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 131 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Para 139 - Development that is not well designed should be refused.

Consultations

- Highways DC – Objection due to loss of parking for existing properties
- Yorkshire Water – No comments
- Pollution Control – No objections subject to condition
- Drainage – No objections
- Ward Councillors – No comments received.
- Tree Officer – Concerns with the loss of on-site trees, condition to plant replacements.

Representations

None

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 property is set within a highly populated residential area amongst residential properties and as such the use of the site for residential uses would be in keeping with the locality.

Visual Amenity

The proposed development would see the erection of a detached dormer dwelling with dormer windows on both the front and rear elevations. The bungalow will be located amongst large two storey semi-detached and terraced dwellings. The proposal fails to replicate the style and scale of the surrounding properties and as such would be an incongruous feature within this locality. The dormer windows are not a commonplace feature within this locality and as such fail to respect the surrounding design principles.

Furthermore, the proposed property is located within the gardens of existing dwellings and as a consequence will render those existing properties with small inadequate gardens not conducive to the style and proportions of the neighbouring dwellings on Cooper Road.

The proposal fails to be in keeping with the local character and is expected to appear at odds with the neighbouring properties. As a result the proposal would be contrary to Policy D1 of the Local Plan and SPD Design of Housing Development in terms of visual amenity.

Residential Amenity

Although Policy GD1 of the Local Plan does not include reference to any specific space standards, it states that proposals for development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents amongst other matters. Policy D1 of the Local Plan expects development to be of a high quality, including through its layout and design, so that it contributes to a healthy, safe and sustainable environment.

The 2023 Design of Housing Development Supplementary Planning Document (SPD) advises that all developments should achieve the internal spacing standards set out in the South Yorkshire Residential Design Guide (SYRDG).

It also advises that Rear gardens of proposed dwellings should be at least 50 square metres in the case of two-bedroom houses/bungalows and 60 square metres for houses/bungalows with three or more bedrooms. Smaller gardens may be acceptable in corner plots if privacy and daylighting can be maintained.

The proposal is for the erection of a four-bedroom dwelling, with the proposed rear garden measuring just over 60 square metres. The SYRDG sets out acceptable internal spatial standards. The proposal meets the internal spatial standards set out within the SYRDG and

is satisfied that the proposal would ensure that there would be no adverse effect on the living conditions and residential amenity of future occupiers in line with planning policy.

The external amenity space for the proposed dwelling meets with the requirement in both SPD: Design of Housing Development and the South Yorkshire Residential Design Guide.

The existing dwellings No. 35, 33 and Ballfield Lane and 1 Cooper Road have three bedrooms. The application proposes to cut short and reduce the amount of amenity space afforded to these properties.

As per the details within the 2016 planning approval to erect No. 35 Ballfield Lane the application proposed to erect a double garage and provide off street parking provision for both 33 and 35 Ballfield Lane. The parking provision has not been provided therefore the applicant is in breach of the previous permission.

As part of the 2016 planning approval for the erection of No. 35 Ballfield Lane, off road parking spaces along with a double garage were to be provided for both 33 and 35 Ballfield Lane within the same location as this proposal. If this application gained approval, then they would be an unreasonable loss of garden space and off-street parking for the remaining affected properties and as a result the external amenity space for these properties will fall short of the 60 square metres requirement and the parking requirements will also not be met.

The relationship of the proposed dwelling to the existing properties falls short of what is expected. SPD: Design of housing development states that the layout and design of new housing must avoid overshadowing of existing dwellings and gardens and must adhere to the external spatial standards. Proposed walls without habitable room windows should be at least 12 metres from original habitable room windows. The distance between the rear elevations of the properties on Ballfield Lane inclusive of habitable room windows and the side elevation of the proposed dwelling is approximately 10m which falls short of the standard set out within the SPD. It is also noted that the proposal site is located south of the neighbouring property on Priestly Avenue. Due to the positioning and height of the proposed dwelling the proposal will overshadow the neighbouring garden area which is contrary to SPD Policy.

It is therefore concluded that the internal living space and external amenity area of the proposed development would be of a sufficient size and configuration such that future occupiers would have acceptable living conditions. However, the external living space retained for the neighbouring properties 33 and 35 Ballfield Lane and 1 Cooper Road will be unacceptable and does not meet the spatial requirements in the SYRDG and the SPD. This will negatively impact the existing residential amenity contrary to policies GD1 and D1 of the Local Plan

Highways Safety

The submitted layout drawing shows a driveway able to accommodate four vehicles. This is more than commensurate with the council's advice for dwellings of three or more bedrooms. However, whilst the proposed new dwelling would have adequate off-street parking, this is to the detriment of the dwelling approved in application no. 2016/0709. This was approved on the agreement that off-street parking was provided by way of a double garage with additional off-street parking on the area of land now being put forward to house the new dwelling.

As such, the scheme is not acceptable from the perspective of highway safety as the existing dwellings will be under-provided for off-street parking and this is contrary to the conditional permission granted in 2016/0709. The dwelling build under this previous permission has not been done so in a manner that corresponds to the approved layout.

Planning permission for parking provision for the existing properties 33 and 35 Ballfield Road will be lost as part of this proposal. Although it is acknowledged that parking provision for the proposed dwelling is acceptable, due to the unacceptable loss of parking provision for the existing/ remaining properties this proposal is in conflict with Local Plan Policy T3 and T4, SPD: Parking and SPD: Design of New Housing Development.

Trees

The Tree Officer visited the site and has noted that all the trees that were on the site have been removed, some being significant. This is deemed unacceptable, and the tree officer states that the loss of these trees needs to be compensated for with significant new tree planting. The Tree Officer requests that a condition be utilised to ensure replanting forms part of the application is approved.

Conclusions

Although the facilities for future residents of the property would meet the requirements set out in SPD Design of Housing Development and the South Yorkshire Residential Design Guide and would be in compliance with Local Plan policy GD1 this would be at the detriment of the existing properties.

Given the comments above, the application is recommended for refusal.

Recommendation: Refuse