



Planning Statement

In support of
Full Planning Application
For
New Double Garage
and
Lower Garden Room
33 Allendale Road
Barnsley
S75 1BL
February 2019

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1. INTRODUCTION

This application, which is submitted in full, seeks planning permission for changes to the existing property and a new double garage with lower garden room in the grounds of the existing property at 33 Allendale Road, Barnsley.

This is a resubmission of a previous application, number 2019/0247, which was withdrawn on the advice of the Planning Officer

The application is supported by the following information:

- Plans and Elevations of the existing property
- Location/Block Plan of the existing Property
- Plans and Elevations of the amended existing property
- Site/Block plan of the new proposals
- Plans and Elevations of the new garage and garden room
- Elevations of the new proposal in relation to the existing property
- A Design and Access Statement
- A report on flooding for planning from the Environment Agency

This statement is submitted in support of the application and to provide the Council with full information to aid the authority in the discharge of its development control function.

This statement deals with issues of planning policy and government guidance and the issues related to the development in more detail than the Design and Access Statement and should be read as an addendum to that document. The other technical documents submitted provide a fully considered scheme and address all technical issues.

Overall, it is considered that this proposal which forms sustainable development is wholly acceptable when judged in the context of the Development Plan and all material considerations (including the National Planning Policy Framework).

This statement now proceeds to outline the details of the site and the proposal, following which Government Guidance and Development Plan Policy is considered. The various issues that the proposal raises are then considered

in detail. Finally, the conclusion is drawn that the proposal is acceptable in the context of the Development Plan and all relevant material considerations.

2. THE SITE, BACKGROUND AND PROPOSAL

The subject site, which extends to around 495m² or thereabouts, is located to the north of Barnsley town centre on Allendale Road.

It is around a 15-minute walk to the town centre with easy access to public transport, schools and local amenities, and as such is in a highly sustainable location.

The site is situated within a well-established and respected residential area of Barnsley and is dominated by larger semi-detached and detached properties

Access is directly off Allendale Road and the existing property has both a garage and off-street driveway.

There are no known technical issues with this site and it is acknowledged that the application is submitted in outline with all matters to be reserved. Nevertheless, the submitted layout demonstrates that an appropriate form of development can be provided and meet with the Council's requirements in respect of space about building standards. Furthermore, the submitted site layout demonstrates that the site can be satisfactorily accessed without giving rise to issues of harm to highway safety.



3. PLANNING POLICY AND CENTRAL GOVERNMENT POLICY ADVICE

By virtue of Section 36(6) of the Planning & Compulsory Purchase Act 2004, the planning authority must determine the application in accordance with the statutory development plan, unless material considerations indicate otherwise. The importance of the statutory development plan in the decision making process necessitates an examination of the relationship of the policies of the plan to one another and to available government guidance, principally through published policy guidance and circulars.

Central Government Policy Advice

It is considered that the following central government policy advice in the form of the NPPF is relevant to the consideration of this proposal:-

The National Planning Policy Framework

In the Ministerial Forward of the original version of the NPPF it states:-

"The purpose of planning is to help achieve sustainable development."

The Minister goes on to state:-

"Development that is sustainable should go ahead without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision."

Para 7 states

"The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs"

Para 8 of the Framework goes on to state that there are three dimensions to sustainable development: economic, social and environmental

Para 10 goes on to state:-

*"So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development**"*

It is considered that this proposal constitutes sustainable development in a sustainable location

Section 12 relates to requiring good design. At para 124 it states:-

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.

The submitted design corresponds and reflects the context of its setting

With regard to determining applications, at Para 197 it states:-

It is considered that the subject proposal, which clearly constitutes sustainable development, is entitled to the presumption inherent in the advice and should be approved without delay.

Local Planning Policy

The Development Plan for Barnsley MBC consists of the Core Strategy (September 2011) and the Saved Unitary Development Plan Policies (September 2011). It should be noted that these documents predate the current national planning policy guidance (the NPPF).

Adopted Local Plan January 2019

The following policies are considered relevant to the proposal:

D1 – High Quality Design and Placemaking

The general design of the proposed development will meet the requirements of this policy. The detailed design will be detailed further in a Reserved Matters Application subject to Outline Planning Permission being granted.

CC 1 – Climate Change

The requirements of this policy can be dealt with at the Reserved Matters stage.

CC 2 – Sustainable Design and Construction

The proposal is located in a sustainable location and will be constructed to the latest building regulations thermal requirements

CC3- Flood Risk

The site is located wholly within Flood Zone 1 and in line with the requirements of this policy an EA report for planning is submitted.

CC4 – Sustainable Drainage Systems

The matter of SUDS applies to major developments and is not applicable to this minor application.

4.0 CONCLUSION

The subject site forms a brownfield site located within an established residential area

The proposals constitute a minor development in a sustainable location with easy access to Barnsley Town Centre.

The application is submitted in outline only but with sufficient supporting documentation to allow the council to fully consider the application.

The documents show that this proposal is suitable for this location and the council are therefore urged to favourably consider and approve this application