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2024/0962

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25 - 27 Bond Street, Wombwell, Barnsley, S73 8JD

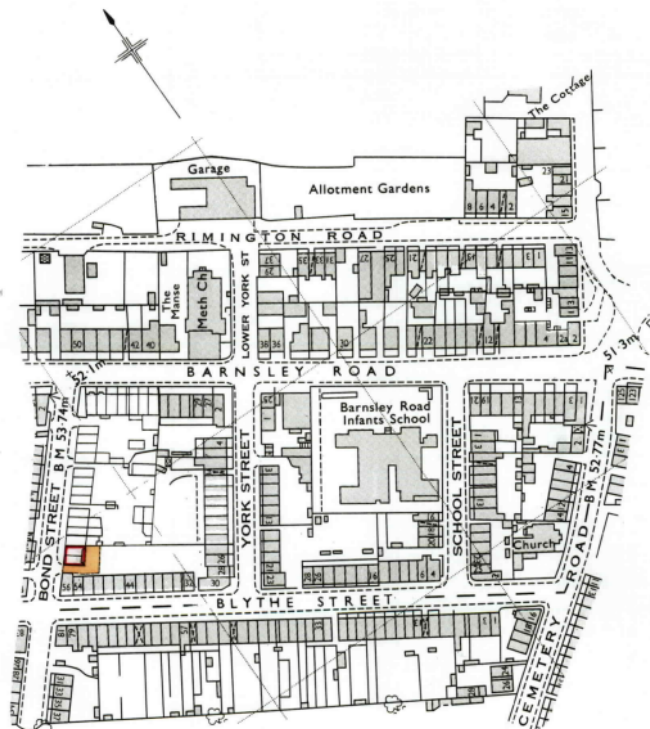
Conversion of single dwelling into two dwellings (Retrospective).

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### Site Description

The application relates to 2no. two-storey end-of-terrace dwellings located on the east side of Bond Street and in an area that is principally residential characterised by other terraced dwellings of similar scale and varying appearance. Brickwork, stonework and rendering can be seen within the locality. Wombwell Cemetery is located to the south and the Wombwell District Centre is located to the east. To the North is Netherwood Country Park and Academy.

The properties in question are stone fronted and rendered elsewhere in 'sky blue' with a pitched roof constructed of grey roof tiles. The properties form part of a row of terraced dwellings with staggered ridge heights which falls steadily south-to-north. There is no vehicular access into the development site or off-street parking provision with on-street parking utilised instead. There are separate, small private amenity spaces to the rear bounded by timber fencing.



## Planning History

There is no planning history associated with the development site.

## Proposed Development

The applicant is seeking permission for the retrospective sub-division of a single dwelling into 2no. dwellings and associated works, including the removal of a chimney stack and replacement doors, windows and roof tiles and the installation of external wall insulation to the south-east elevation with a rendered finish in Sky Blue.

The development measures approximately:

### 25 Bond Street

Living Room – 13.2m<sup>2</sup>

Kitchen – 11.4m<sup>2</sup>

Bathroom – 4.7m<sup>2</sup>

Bedroom 1 – 5.4m<sup>2</sup>

Bedroom 2 – 10.1m<sup>2</sup>

Outdoor Amenity – 23.2m<sup>2</sup>

### 27 Bond Street

Living Room – 11.4m<sup>2</sup>

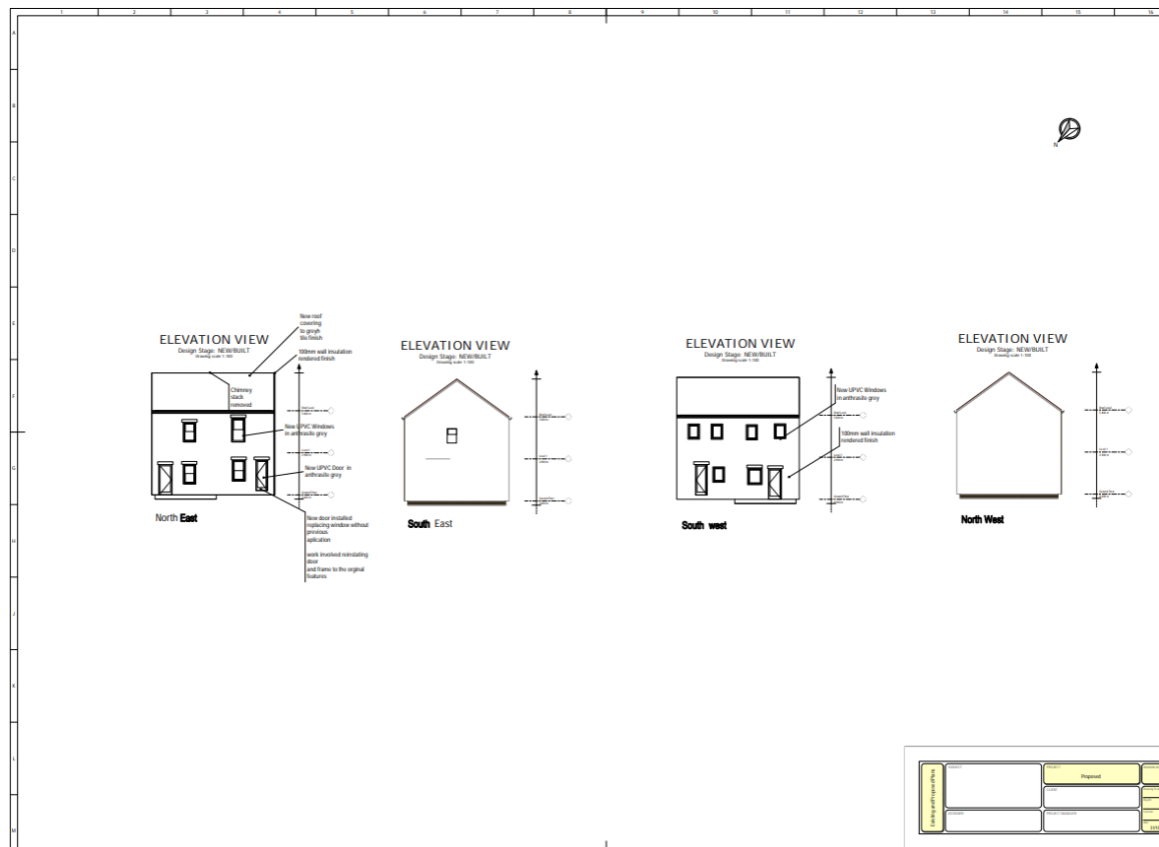
Kitchen – 10.1m<sup>2</sup>

Bathroom – 3.7m<sup>2</sup>

Bedroom 1 – 6.1m<sup>2</sup>

Bedroom 2 – 8.7m<sup>2</sup>

Outdoor Amenity – 9.8m<sup>2</sup>





## **Policy Context**

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

### Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy H4: Residential Development on Small Non-allocated Sites.***
- ***Policy H6: Housing Mix and Efficient use of Land.***
- ***Policy H9: Protection of Existing Larger Dwellings.***
- ***Policy LG2: The Location of Growth.***
- ***Policy GD1: General Development.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy D1: High quality design and place making.***
- ***Policy T3: New Development and Sustainable Travel.***
- ***Policy T4: New Development and Transport Safety.***

### Supplementary Planning Document(s)

- ***Design of Housing Development (Adopted July 2023).***
- ***Walls and fences (Adopted May 2019).***
- ***Parking (Adopted November 2019).***

### National Planning Policy Framework (December 2024)

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant sections include:

- ***Section 5: Delivering a sufficient supply of homes.***
- ***Section 11: Making effective use of land.***
- ***Section 12: Achieving well designed places.***

### Other Material Consideration(s)

- ***South Yorkshire Residential Design Guide 2011.***
- ***Planning Practice Guidance.***

## Consultations

Highways Development Control	<i>No objections.</i>
Highway Drainage	<i>No objections.</i>
Yorkshire Water Services Ltd.	<i>No comments.</i>
Local Ward Councillors	<i>No comments.</i>

## Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

## Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

### Principle of Development

Local Plan Policy H4: Residential development on small non-allocated sites, sets out that proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies in the Plan.

Local Plan Policy H6: Housing mix and efficient use of land, states that proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

Local Plan Policy H9: Protection of existing larger dwellings, states that the loss of existing larger dwellings will be resisted. A 'larger dwelling' is defined as those that have four or more bedrooms or can accommodate four or more bedrooms without significant adaptation.

The development site is located in an area that is principally residential within Wombwell, and which comprises rows of two-storey terraced dwellings. Historic OS mapping shows that the properties in question, 25-27 Bond Street, were likely to have been two separate dwellings historically. However, the properties have since been converted to a single dwelling before Building Control records show it being sub-divided into two dwellings again in 2023.

The principle of development is underpinned by Policy H4 subject to compliance with other relevant policies in the Local Plan. The principle of a residential use and property in this location is considered acceptable, and although the retrospective development has resulted in the loss of a larger dwelling, contrary to Policy H9, it can be argued that the original layout of these properties has been reinstated reverting them to their original intended use and creating additional housing. The original conversion of the properties from two dwellings to a single larger dwelling was also undertaken without planning consent. Considering this, the retrospective development complies with Policy H6, and the principle of development is considered acceptable in this instance.

### Residential Amenity

The development site is already established and accommodates two residential properties with the sub-division of 25-27 Bond Street already undertaken. The retrospective sub-division of 25-27 Bond Street should not adversely impact neighbouring properties due to the existing residential use which was established historically. In addition, the dwellings are also contained within the existing footprint of the building and utilise existing window openings and boundary fencing has been erected to create separate outdoor spaces for each dwelling. As such, this is considered to weigh moderately in favour of the development.

It is acknowledged that the size of some of the rooms within each dwelling does not comply with the minimum internal space standards as set out by table 4A.1 in the South Yorkshire Residential Design Guide (SYRDG), which does weigh against the proposal. However, it is considered that this can only be afforded limited weight on this occasion given that the existing footprint of 25-27 Bond Street is utilised and were likely to have been two separate dwellings historically, as clearly shown on historic OS mapping. Similarly, the size of the outdoor spaces falls well below desired levels as set out within the Design of housing development SPD. However, the proposal does not concern a new residential development and existing space is utilised. As such, this is attributed limited weight on this occasion, and on balance, the development is considered acceptable.

*The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.*

### Visual Amenity

The development is not considered to be detrimental to visual amenity or the character of the street scene as the works have been undertaken and contained within the existing footprint of the building and utilises most of the existing openings with only minor alterations to some. External wall insulation has been installed on the south-east elevation with a rendered finish in 'Sky Blue'. Whilst this does not necessarily reflect the character of the existing building, varying rendered finishes can be seen within in the locality. Moreover, the rendering has been applied to the side and rear elevations of the building which have a secondary contribution to the character of the street scene. Also, the rendering does not significantly detract from the strong character of the street-facing stonework. Furthermore, the south-east elevation was previously rendered in a stone-like colour and therefore, the rendering and painting of this elevation could have been implemented using permitted development rights. The replacement of existing roof tiles and the removal of an existing chimney is also considered to have a relatively negligible impact on the overall appearance and character of the application building and surrounding areas. As such, this is considered to weigh moderately in favour of the development.

*The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.*

### Highway Safety

The development is not considered to be prejudicial to highway safety; the development site has not benefited from off-street parking provision in the past and none is proposed within this application. The development has resulted in a four-bedroom dwelling being sub-divided into 2no. two-bedroom dwellings and as such it is not considered that the development results in an increased requirement for off-street parking provision. There is adequate room within the rear garden of each dwelling for the storage of refuse bins and both dwellings maintain access to the side of 27 Bond Street to place bins to the front for collection. The development site is also close to the district centre of Wombwell and has reasonable access to local amenities and public transport. The development site is therefore considered to be in a sustainable location. Highways Development Control were also consulted, and

no objections were received, and therefore, this is considered to weigh moderately in favour of the development.

*The proposal is therefore considered to comply with Local Plan Policy T3: New Development and Sustainable Travel and Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.*

#### Planning Balance and Conclusion

The retrospective development is considered to be acceptable in relation to residential amenity and visual amenity and highway safety, and although the development has resulted in the loss of a larger dwelling, it could be argued that the original layout of these properties has been reinstated reverting them to their original intended use and creating additional housing which appropriately reflects the housing size and type of the local area. As such, this application is recommended for approval.

**Recommendation -  
Approve with Conditions**