
2021/0358

Mr Dean Green

Variation of condition 2 of application 2018/1393 (demolition of existing farm buildings and erection of 8 dwellings) - amendments to Plot 4

Lowfield Farm, Lowfield Road, Bolton Upon Dearne, Rotherham S63 8GY

Description

The site is a former farm which has been cleared and redeveloped under the previous planning approval (2018/1393) for residential development. It can be seen from google earth that there was a red brick farmhouse on the site along with a number of steel frame and brick agricultural buildings.

The site levels fall gently from Lowfield Farm Close in the south west in a north easterly direction. There are open fields to the north and east which are in the Green Belt, form part of the Functional Flood Plan and Adwick Washlands Nature Reserve.

To the south is a line of terraced properties which front onto Lowfield Road with a rear access running along the farm boundary. To the west is Woodside View a relatively modern housing development of detached properties. The predominant materials are brick and render.

Background

2018/1393 - Demolition of existing farm buildings and erection of 8 dwellings – Approved

2019/0574 – Variation of Condition 2 of application 2018/1393 (Demolition of existing farm buildings and erection of 8 dwellings) - Approved

2019/0721 - Variation of Condition 2 of application 2018/1393 (Demolition of existing farm buildings and erection of 8 dwellings) (Alterations to Plot 6) – Approved

2019/0727 - Variation of Condition 2 of application 2018/1393 (Demolition of existing farm buildings and erection of 8 dwellings) (Alterations to Plot 7) – Approved

2019/1359 - Variation of condition 2 of application 2018/1393 to amend the dwelling design of Plot 3 (Demolition of existing farm buildings and erection of 8 dwellings) - Approved

Proposed Development

The original scheme proposed to erect a development of 8 detached dwellings on the former farmyard. Plots 1 – 4 are self builds with the differing design reflecting the requirements of the future occupiers. Plots 5-8 are more uniform with ownership of these passing to each of the 4 associates undertaking this development. They are laid out around a small cul-de-sac.

This application is to amend plot 4, reducing the size of the house and amending the garage to allow for a room in the roof space. The garage has been further amended as part of the application process to reduce its overall height with the room in the roof space removed.

The house as approved was a large detached, 5 bed property with an unusual roof design:



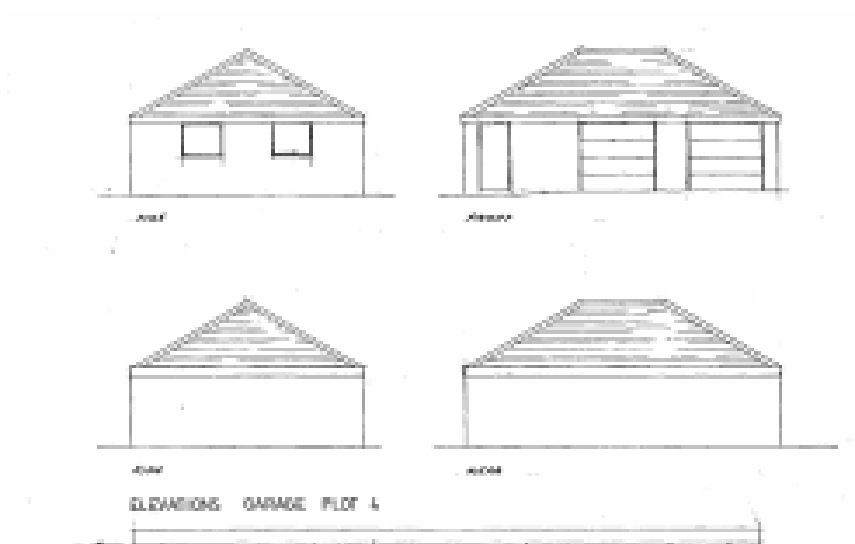
Approved 2018/1393

It is proposed to amend the design of this house, reducing its footprint and some of the living space but increasing the overall height. It remains a 5 bed house, however, one of the bedrooms and the study will be located in the roof space. At ground floor there is an open plan living / kitchen / diner with separate hall, utility, and W/C. In addition, the roof is amended to a standard pitched roof with gables:

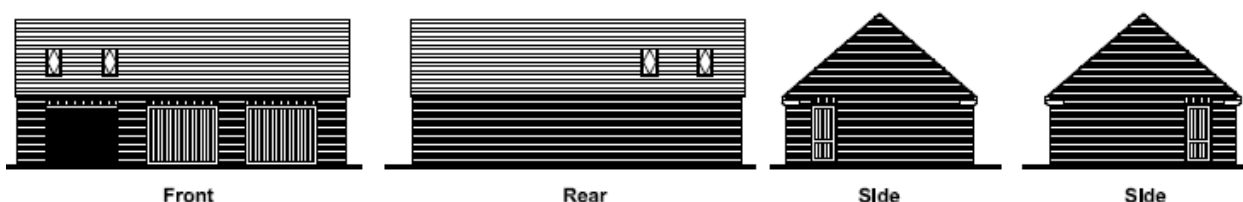


The footprint of the house reduces from 10.8m x 14.2m (excluding the single storey sunroom) to 11.9 x 8.7m.

The garage remains in the same location within the plot and has a similar footprint, however, the amended garage now includes a partially hipped roof and skylights:



Approved under 2018/1393



Proposed (as amended)

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 new Local Plan was adopted at the full Council meeting held 3rd January 2019. 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.

Site Allocation: Urban Fabric

SD1 'Presumption in Favour of Sustainable Development'.

GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.

LG2 'The Location of Growth' Wombwell is listed as one of the Principal Towns where priority is given to development.

H1 'The Number of New Homes to be Built' sets the target of new homes for the plan period 2014 to 2033 at 21,546

H2 'Distribution of New Homes' states 14% of new homes to be built in the Dearne.

H5 Residential Development on Large Non-allocated Sites, proposals will be supported where they are located on previously or part developed land, are within the principal towns, are accessible and have good access to a range of shops and services.

H6 'Housing Mix and Efficient Use of Land' proposals for residential development are expected to include a broad mix of house size, type and tenure and a density of 40 dwellings per hectare is expected in Principal Towns.

Policy H7 'Affordable Housing' seeks 10% affordable housing in Wombwell.

Policy H8 'Housing Regeneration Areas' includes Wombwell.

Policy T3 'New Development and Sustainable Travel'

Policy T4 'New Development and Transport Safety'

Policy D1 'High Quality Design and Place Making'

Policy GS1 'Green Space' requires new development to provide or contribute towards green space in line with the Green Space Strategy.

Policy GS2 'Green Ways and Public Rights of Way' seeks to protect rights of way from development.

Policy BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.

CC1 'Climate Change'

CC2 'Sustainable Design and Construction'

CC3 'Flood Risk'

CC4 'Sustainable Urban Drainage'

CL1 'Contaminated and Unstable Land'

Poll1 'Pollution Control and Protection'

PI1 'Infrastructure and Planning Obligations'

SPDs

The following Supplementary Planning Documents are currently being consulted on and are relevant to the proposal:-

'Parking' states that the parking standards for new housing development shall be 2 spaces for 3 bed dwellings and above.

'Designing New Housing Development' provides guidance regarding the design of new housing and external space standards.

'Open Space Provision on New Housing Development' provides guidance on open space requirements and off site contributions.

The South Yorkshire Residential Design Guide has been adopted as a best practice guide by the Council and covers issues relating to sustainability, local distinctiveness and quality in design and is underpinned by the principles in the CABI 'Building for Life' scheme.

NPPE

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.

In respect of this application, relevant policies include:

The Presumption in Favour of Sustainable Development
Delivering a sufficient supply of homes (Section 5)
Achieving well design places (Section 12)

Consultations

Biodiversity – No objections.

Contaminated Land – No comments received.

Drainage – No objections subject to conditions

Highways DC – No comments received.

Regulatory Services – No comments received.

Ward Councillors – No comments

YW – No observations.

Representations

The application was advertised through neighbour letters and site notices. No comments have been received.

.

Assessment

Principle of development

The principle of the development was established under application 2018/1393 with this application being a variation of the detailed design of that scheme, thereby not impacting on the principle.

Visual Amenity

The original scheme was for 8 houses, 4 of which (plots 1-4) were large, detached properties with bespoke designs that provided interest to the overall scheme. However, since it was approved a number of amendments have been submitted which has, to an extent, eroded the overall design character of the scheme. Unfortunately, this application continues this trend with the unusual

lantern style roof now replaced by a more traditional pitched and hipped roof. In this respect there is a slight reduction in visual amenity and design quality contrary to NPPF paragraph 135.

Nevertheless, the proposed house design is not out of character with the rest of the development or the wider area, where pitched roofs are commonplace. The elevations are simple but not unattractive and the small gable to the front provides some interest. The plans also suggest some variation in materials on the front elevation which will help to break up this elevation.

Therefore, whilst the design quality has reduced, it remains acceptable in compliance with the design policies as set out in the NPPF and Local Plan Policy D1.

Residential Amenity

The site is bound on two sides by residential development with open fields to the north and east. The most affected properties are those along Lowfield Road which back onto the site and utilise a track along the edge of the farmstead to access their properties. The proposed garage will back onto this track and the house is located side on. The distance between no.4 and existing houses is well over the 21m and as there are only habitable room windows at ground floor level, which can be screened, the amended house design will not increase any overlooking impact on this property.

Plot 3 as approved faces onto plot 4 and is less than 21m apart. However, the front of plot 3 is facing onto the side of plot 4 with the only windows in this side elevation being for a kitchen and utility and located at ground floor level where they can be screened. Therefore, this distance is acceptable.

The proposed increased height of the garage was of more concern, being higher than previously approved to accommodate a room in the roof and located directly to the east of the rear garden on plot 5. The increase in height was judged to impact on the occupiers of plot 5 because of overshadowing of their garden and amendments were sought. The amended garage is still large but is now single storey and although there is a change from hipped to pitched roof and gable the impact is now in line with the previously approved scheme.

The impacts on residential amenity as a result of the proposed amendments is positive with the house being reduced in size, allowing increased distances between dwellings. Therefore, the proposed complies with Local Plan Policy D1 in relation to residential amenity.

Highway Safety

The proposed changes do not impact on the road layout as approved or on parking provision for plot 4. Therefore, the scheme remains in compliance with Local Plan Policy T4.

Drainage and Flood Risk

The site is shown as being located in Flood Zone 2 on the Environment Agency Maps and the Council's Strategic Flood Risk Assessment (SFRA) shows the site as being in Flood Zone 1. As such the sequential test (and therefore the exceptions test) is not required. A detailed flood risk assessment has been provided which recommends finished floor levels be set at 600mm above ground level. The Council's Drainage Officers have reviewed the proposal and not objected subject to conditions to secure a detailed drainage strategy.

Although the drainage strategy has been approved, as this is an amendment to the scheme it is proposed to reapply the drainage conditions so that amended information in relation to Plot 4 can be provided and agreed.

Recommendation

Grant subject to conditions