
2023/0047

Applicant - Mr Jack Hayne

Proposal – Residential development of 5no detached dwellings and associated works (Reserved matters of outline planning permission 2020/0477 seeking approval of means of access, appearance, landscaping, layout and scale)

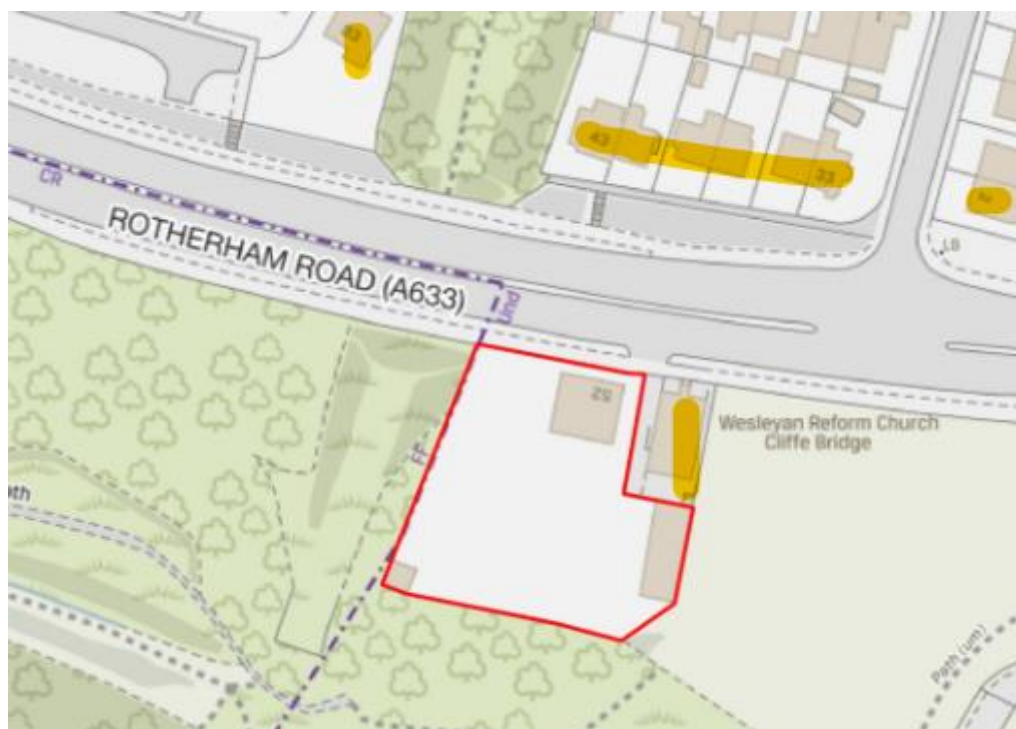
Address – 52 Rotherham Road, Monk Bretton, Barnsley S71 5YQ

Description

The application site comprises an area of land measuring approximately 0.174ha to the south of Rotherham Road bypass in Monk Bretton and north of the Dearne Valley Park. The site is square in shape, with the exception of a 'cut out' in the North Eastern corner, and relatively flat with only minor undulations and a tendency to slope downhill to the south. Towards the eastern end of the site is a chapel (not listed) composed of traditional stone with a pitched roof set perpendicular to the highway. An access is located immediately adjacent to the Chapel in the North Eastern corner of the site. Since the outline approval the dwelling has been demolished and the site predominantly cleared. The applicants currently live on site in a static caravan

The site is enclosed by a stone wall on the Rotherham Road frontage and predominantly close boarded fencing to the remaining boundaries. Mature trees within the adjoining park line the Western and Southern boundaries.

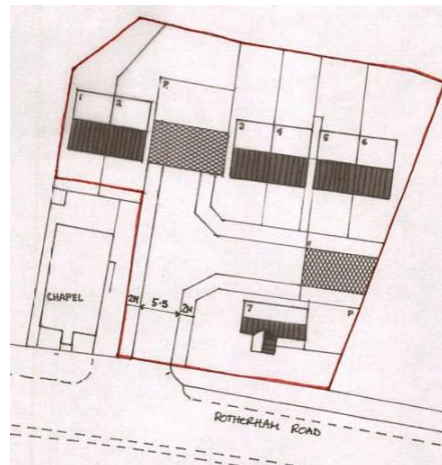
Redline Boundary



Site History

2020/0477 - An outline application with all matters reserved was approved for the erection of 7 no. dwellings upon the site. The indicative plan below which formed part of that application shows the construction of 7 dwellings with a mix of detached and

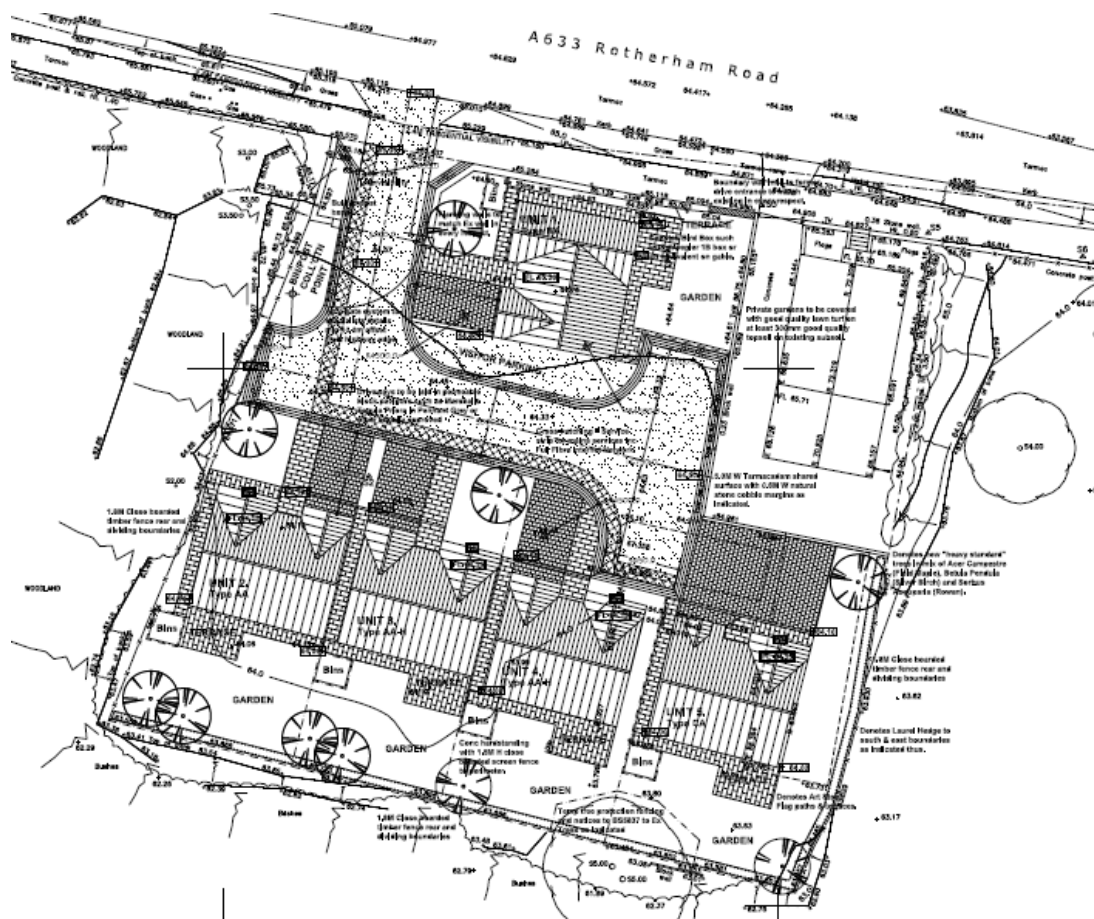
semi-detached two storey dwellings. The plan shows one access point to the site directly from Rotherham Road.



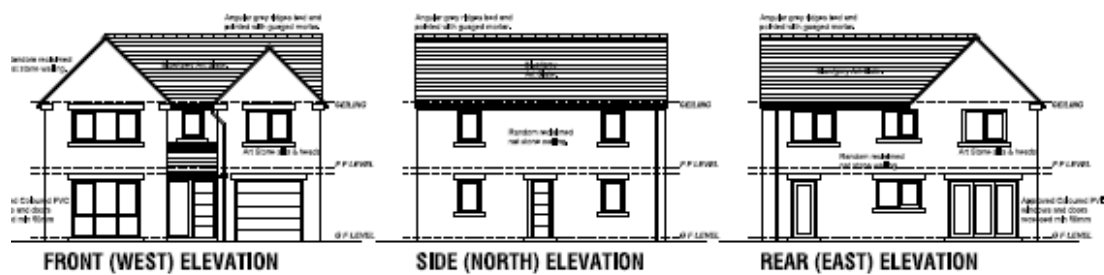
Proposed Development

The applicant is seeking the approval of the reserved matters of outline planning permission 2020/0477 (means of access, appearance, landscaping, layout and scale).

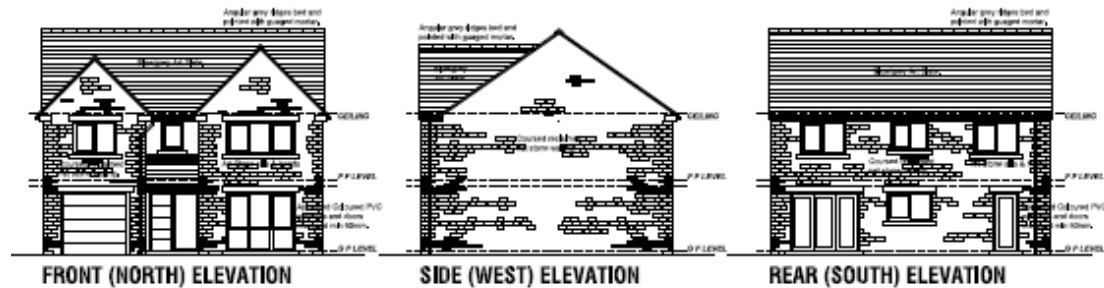
The scheme includes 5no. 2 storey detached 4 bedroom properties. The dwellings would have reclaimed stone walls, artificial stone heads and sills and artificial slate roof. The arrangement of the properties on the site is shown below with plot 1 at 90 degrees to Rotherham Road and plots 2-5 to the rear of the site fronting the proposed private drive. Each property would have parking, pedestrian walkway and buffer garden to the front and an enclosed garden area to the rear.



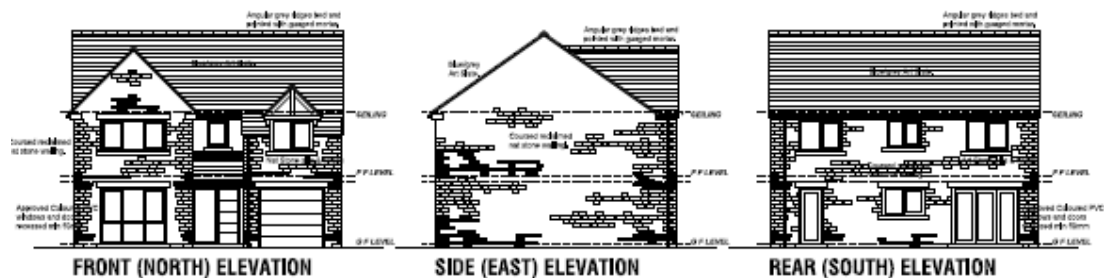
HOUSE TYPE BA - Unit 1.



HOUSE TYPE AA - Unit 2 & Units 3/4 Handed.



HOUSE TYPE CA - Unit 5.



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 majority of the site is allocated as Urban Fabric with a small strip to the Southern boundary being within Green Belt. The entire site is within the Dearne Valley Green Heart nature improvement area.

The following policies are of relevance:-

GD1 General Development
H1 The Number of New Homes to be Built
H4 Residential Development on Small Non-allocated Sites
H6 Housing Density and Efficient Use of Land
LG2 The Location of Growth
GB1 Protection of Green Belt
GB2 Replacement, Extension and Alteration of Existing Buildings in the Green Belt
T3 New Development and Sustainable Travel
T4 New development and Transport Safety
I1 Infrastructure and Planning Obligations
SD1 Presumption in Favour of Sustainable Development
CC1 Climate Change
CC3 Flood Risk
CC4 Sustainable Drainage Systems (SuDS)
D1 High Quality Design and Place Making
Poll1 Pollution Control and Protection
BIO1 Biodiversity and Geodiversity

SPDs

The proposals have been considered in relation to the following SPD's:-

- Design of housing development
- Parking
- Trees and Hedgerows

Other Guidance

South Yorkshire Residential Design Guidance

NPPF

The National Planning Policy Framework sets out the Governments 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.

Consultations

Biodiversity – no objections and requirements of condition 26 of the Outline have been met.

Contaminated Land – No comments but no objection to the outline application.

Drainage – No objections subject to conditions

Highways – Following on from amendments and further details, Highways have no objections subject to conditions.

SYAS – No objections

SYMAS – No objections, Building Control to check foundation design

Tree Officer – Requested a Tree Survey, AMS and AIA which have been submitted

Parks Services – raised concerns regarding the proximity of dwellings to trees and the potential for future residents to request the removal of the trees. They requested Tree Surveys which have been submitted.

PROW – No objections subject to an informative

Ward Councillors – One Councillor raised concern with the positioning of the boundary and the extent of the applicants ownership.

Representations

The site was advertised by a site notice and neighbour notifications sent to surrounding properties; one letter of objection has been received which made the following comments:

- Reduced outlook/impact on visual amenity
- Reduced highway safety
- Remaining viaduct wall poses a danger

Assessment

Principle of development

Despite the site backing onto park land it is located within Urban Barnsley and within close proximity to the centres of Monk Bretton and Lundwood. The significance of the site being located in Urban Barnsley is that is a priority location to accommodate growth and new residential development in spatial and sustainable development terms making it compliant with policies LG2 and H2. It would also be a relatively small but valuable windfall site, given it is not allocated for housing, and would contribute to the Councils overall housing targets.

In any case, the principle of the development was fully considered as part of the outline application and the granting of that permission established the principle of up to and including 7 dwellings. That outline application reserved all matters, as such, this application will fully assess the means of access, appearance, landscaping, layout and scale under the headings below.

As outlined in the description above, the majority of the site is allocated as Urban Fabric, however, a small part to the rear of the site is within the Green Belt. Again the principle of this was established under the outline application and the site plan subject to this application follows the indicative plan at outline stage in that none of the buildings are located within the Green Belt area, only the gardens extend into that section in order to maintain openness. The gardens would be enclosed by boundary treatments but there are already boundary treatments in situ separating the site from the park beyond. Furthermore, the permitted development rights of the properties were removed as part of the outline application (condition 4).

In addition to the above all new dwellings must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing. Development will only be granted where it would maintain visual amenity and not create traffic problems/reduce highway safety.

Density and Impact on Services/Planning Obligations

H6 Housing Density and Efficient Use of Land states that housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. A density of 40 dwellings per hectare net will be expected in Urban Barnsley and Principal Towns.

The outline application with 7 dwellings shown on the indicative plan met the 40dph requirement, but the current application proposes 5 dwellings which falls short.

However, this is as a result of proposing detached dwellings instead of semi-detached dwellings, creating better separation distances to the off-site trees and amending the access point into the site, as well as trying to respect the existing chapel immediately adjacent. Given that the site is a windfall site and previously accommodated a single dwelling, there is a gain of 4no. dwellings, as such, a refusal for density reasons would not be justifiable in this case. Furthermore, the site is relatively isolated from neighbouring dwellings and is bordered by parkland to 2 boundaries, as such, a lower density scheme is more suitable in this instance.

The development proposes 5 units which falls below the requirement for planning obligations for providing school places, affordable housing, sustainable travel and public open space. This small development of 5 units should not have any significant impact upon local services.

Visual amenity

As referenced in the outline application officer report, the site was previously unkempt with the now demolished dwelling in the northern part of the site and the outbuildings on its south eastern flank of a medium and low quality. The redevelopment of the site would likely improve the visual amenity of this area of Monk Bretton, especially given the back drop of the park land and the adjacent stone chapel.

The indicative plan at outline stage showed the access adjacent to the chapel with 1no. detached dwelling to the front of the site and 6no. pairs of semi detached dwellings to the rear of the site. The layout subject to this reserved matters application is considered a significant improvement with the access relocated to the North Western corner of the site with 1no detached dwelling to the front of the site and 4no. detached dwellings, accessed via a private drive, to the rear of the site.

There are 3no. house types proposed to provide variety and visual interest in accordance with Local Plan Policies H6 and D1. All the dwellings would be 2 storeys in height and built from reclaimed stone with artificial heads and sills with artificial slate roofs. These materials would reflect and harmonise with the immediately adjacent chapel building. The dwellings would also be set away from the Chapel to give it breathing space and retain its own identity. Unit 1 would be immediately to the West of the chapel but would be separated by its garden area.

It is noted that unit 1 would not have its frontage onto Rotherham Road, however, the design of that property results in effectively 2no. principal elevations, one facing the newly created access road and the second, containing an entrance door and 4no. windows, facing Rotherham Road. This avoids blank elevations facing the main public vantage points and also results in interaction between both adjacent highways and the elevations.

It is noted that all of the properties would have front of dwelling parking, however, given the width of the plots there is sufficient space to accommodate the parking spaces, pedestrian walkways and soft landscaping areas, as such, vehicles would not dominate the streetscene. In addition, each property has pedestrian access to the rear gardens allowing for bins to be stored in non-prominent positions.

Views of the site would be limited and fleeting when traveling along Rotherham Road given the position of the mature trees to the West of the site and the Chapel and mature trees to the East. The dwellings would also be viewed against the backdrop of the mature trees beyond the rear boundary.

Overall the proposal would have a limited impact on visual amenity and would comply with Local Plan Policy D1 and the SPD Designing New Housing Developments.

Residential Amenity

The Supplementary Planning Document 'Design of Housing Development' provides guidance in terms of separation distances and other amenity requirements, in order to ensure that any new development does not cause significant impact by way of overlooking, overbearing and overshadowing of existing dwellings and their private gardens.

The site is surrounded to the north by the highway of Rotherham Road and by Dearne Valley Park to the west, south and east with the nearest residential dwellings located on the other side of Rotherham Road 40m away at higher level. As such, the proposed development would not negatively impact the residential amenity of existing residents, in accordance with Local Plan Policy GD1. The closest property is the non-residential Wesleyan Reform Chapel, no objections have been received from the owners/users of this building and, in any case, the proposed dwellings are set away from that building.

Internally, the proposed dwellings meet the separation requirements set out in the SPD and the internal and external spacing meet or exceed the requirements of the South Yorkshire Residential Design Guide and the SPD.

As such, overall the proposal is considered acceptable when measured against the guidelines set within the SPD Design of Housing Development in terms of residential amenity and the proposal complies with Local Plan Policy GD1 of the Local Plan.

Highway Safety

At outline stage Highways had concerns with utilising the existing access as shown on the indicative plan, however, as the outline application did not include access they raised no objections in principle.

This reserved matters application has relocated the access to the North West Corner of the site in response to the comments received at outline stage. Given the nature of Rotherham Road and the speed limit along it there were concerns from colleagues in Highways and Traffic in terms of creating a new access to serve 5no. dwellings and the additional manoeuvres this would entail.

Discussions between the applicants agent, Highways and Traffic have taken place throughout the application process and the initial concerns and objections have been addressed. There are now no objections subject to suitably worded conditions.

In terms of the internal layout of the site, a private drive serves the 5no. properties which is the maximum number allowed, in accordance with the South Yorkshire Residential Design Guide. Each dwelling has 2no. in curtilage parking spaces which meets the requirement of SPD parking and there are also visitor spaces within the site adjacent to unit 1.

As the access is a private drive, waste collection would need to take place from the adopted highway rather than within the site itself, as such, a bin collection area has been created adjacent to the site entrance.

Consequently, there are no objections to the proposed development in a highway context, subject conditions. The proposal is considered acceptable in terms of Highway Safety in accordance with the SPD and Local Plan Policy T4.

Drainage/Flood Risk

The Councils Drainage team have raised no objections to the proposal subject to a suitably worded condition. Yorkshire Water have no objections in principle but have raised questions regarding the flow of the sewers shown of the drainage plan and the lack of soakaways in the individual properties. However, the drainage plan will not be

approved as part of this application and instead will be subject to a pre-commencement condition (condition 22 of the outline) where percolation tests will need to be submitted and full drainage drawing provided for approval.

Biodiversity

A biodiversity condition forms part of the outline application and the Biodiversity Officer has raised no objections to the details submitted as part of this application which includes new tree and hedgerow planting.

The proposal is therefore acceptable when measured against policy BIO1 and the Biodiversity/ Geological Conservation SPD.

Trees

The site has been cleared and there are no trees within the redline boundary. There are, however, trees immediately adjacent to the Western and Southern boundaries within the neighbouring parkland. Plots 2-5 back on to the trees adjacent to the Southern boundary but the dwellings are separated from the canopies and roots by the rear garden areas. It is acknowledged that some residents may raise concerns in the future regarding overshadowing and debris as a result of the trees being adjacent to their boundary, however, the trees are out of their control and they would need permission for any works to take place. In any case, given the separation distances adequate amenity would be provided to future residents and they would be aware of the trees when purchasing the property.

Unit 2 has its side elevation adjacent to the Western boundary which also accommodates a number of mature trees. However, it would not be built directly on the boundary or within the canopy or root protection areas. Following initial comments from the Tree Officer the applicant submitted a Tree Survey, Arboricultural Method Statement and an Arboricultural Impact Statement. The Tree Survey concludes that the development would not have a negative impact on the trees and no works to the trees are required. The application will be conditioned to commence in accordance with those documents.

Conclusion

Taking into account the relevant development plan policies and other material considerations the application is in accordance with the development plan (most notably policies LG2, H1, H2, H6, GD1, I1, BIO1, T4) and is assessed to be a suitable and sustainable form of development that accords with Local Plan Policy SD1 Presumption in favour of Sustainable Development in overarching terms. Similarly in National Planning Policy terms (NPPF) the presumption in favour of sustainable development is considered to apply also (para 11) which is that proposals that accord with an up to date development plan should be approved without delay.

Recommendation

Grant subject to conditions