

Applicant: Mr Bob Nally

Description: Erection of 2no two and a half storey dwellings and associated works

Site Address: Land Adjacent to 10 Wilkinson Street, Barnsley, S70 4HE

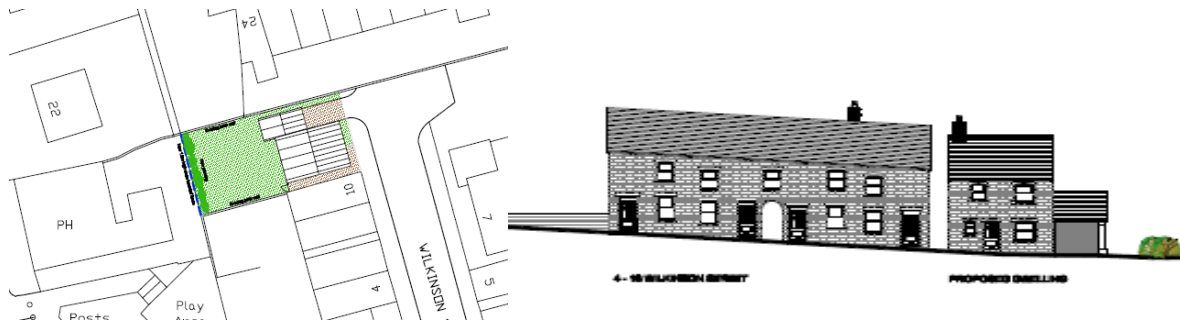
Site Location and Description

The application relates to a rectangular piece of land measuring approximately 230m². The land has recently been cleared and enclosed by Heras fencing. The land has a gradual slope up from the highway to the rear boundary. It is situated immediately adjacent to the gable of a row of terraced dwellings and at the end of a residential cul de sac. To the rear of the site is a former pub building, fronting Dobie Street, which has been converted into a single residential property. To the North of the site is an area of land, which has recently been cleared and is accessed off Beech Street. Opposite the site to the East is a detached bungalow.



Site History

2009/1363 – Erection of detached dwelling with attached garage - approved

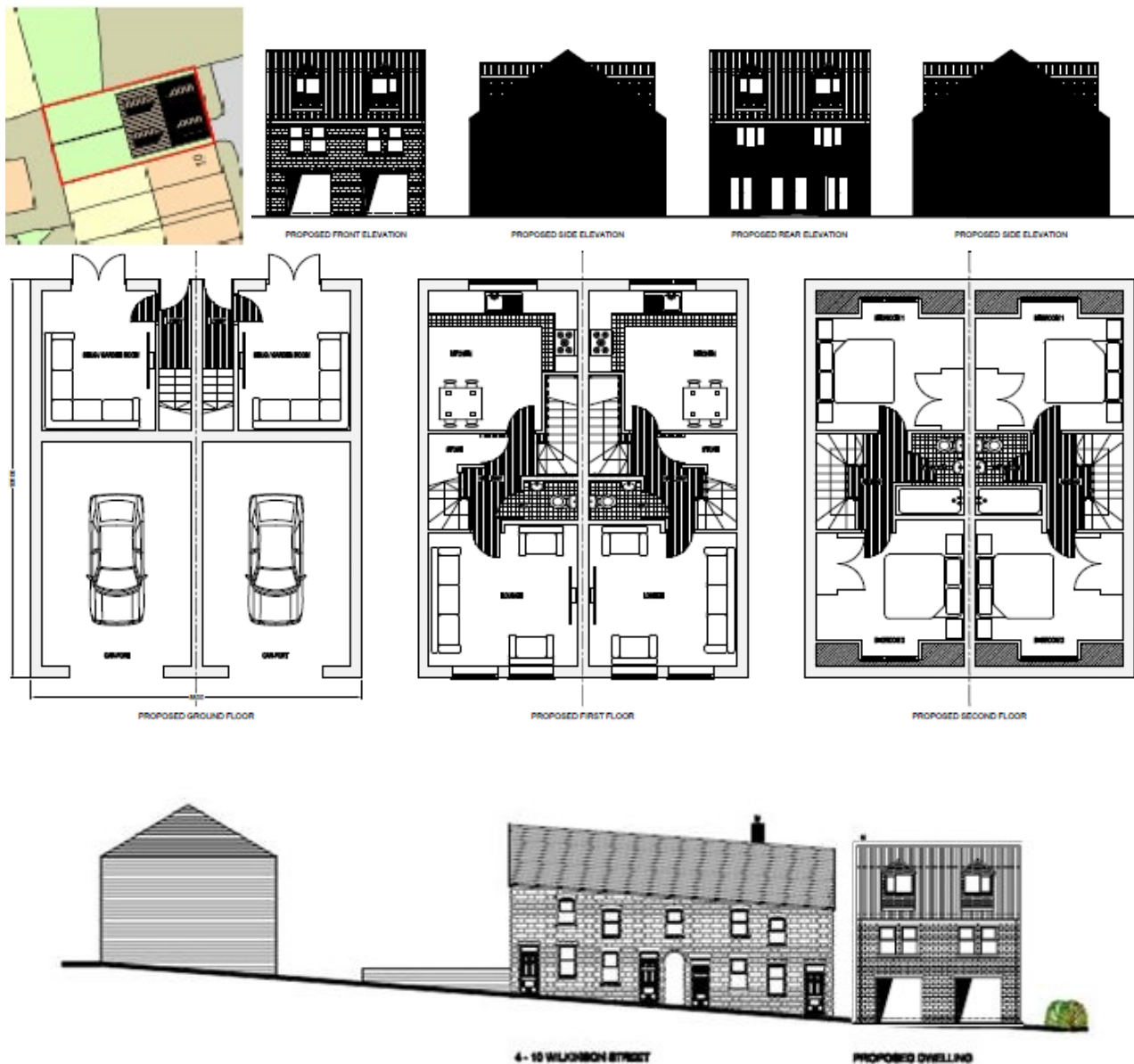


2018/0587 - Erection of two and half storey detached building with provision of dormer windows to contain 2no. apartments



Proposed development

The applicant seeks permission to erect a 2.5 storey building containing a pair of 2 bedroomed semi detached properties. The front elevation of the building would be adjacent to the back edge of the footpath and there would be private amenity spaces to the rear. Each property would accommodate a carport and garden room on the ground floor, kitchen, lounge and WC on the first floor and 2 bedrooms and a bathroom within the roofspace.



Policy Context

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

Policy H1 The Number of New Homes to be Built

Policy H4 Residential Development on Small Non-Allocated sites

Policy H9 Protection of Existing Larger Dwellings

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 BIO1 Biodiversity and Geodiversity

Policy CC1 Climate Change

Policy CC2 Sustainable Design and Construction

SPD's

Those of relevance to this application are as follows:

- Designing 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 92 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 111 - 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 126 - 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.

Consultations

Highways – No objection subject to informative

Drainage – No comments but no objections to the previous scheme subject to a condition

Ward Councillors – No comments

Representations

The application has been advertised by way of neighbour letters and a site notice. No representations have been submitted.

Assessment

Principle of development

The site is allocated as Urban Fabric within the Local Plan. Local Plan policy H4 'Residential Development on small Non-allocated sites' states 'proposals for residential development on sites below 0.4 hectares will be allowed where the proposal complies with other relevant policies within the plan.

All new dwellings proposed 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, particularly in respect of the levels of mutual privacy. In addition, development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the possible future development of a larger area of land.

It should also be noted that a single dwelling and a pair of apartments have been approved on the site previously. The latest permission expired in June 2021 and since that permission local and national policies and guidelines have been updated, however, the guidance within the current SPD 'Design of Housing Development' carries over much of the previous content.

Residential Amenity

The proposed building would be built on a slightly lower level than the adjacent terraced row and would have a similar building line, albeit with the rear elevation marginally projecting beyond the neighbouring rear elevations. However, that was the case with the previous approval and the building would be orientated directly to the North of the terraced row, with the existing neighbouring gable immediately adjacent not containing any windows. As such, the proposed building would not significantly increase overshadowing to the terraced row or result in an overbearing feature.

The application site backs onto the garden of a pub which has been converted into a residential property. The site is on a lower level than the former pub and its associated garden. The pub does have a 2 storey rear projection but the main habitable rooms are set back from that on the main rear elevation. The Proposed Building would be orientated to the East of the former pub and have a separation distance of just over 20m, similar to the previous approval. As such, it would not significantly increase overshadowing or result in an overbearing feature.

The proposed rear elevation would contain habitable room windows facing the neighbouring rear elevation which also contains habitable room windows. There would be a 10m separation distance to the rear boundary, in accordance with the SPD, but there would be a separation between elevations of just over 20m, which falls short of the SPD by less than 1m. However, given the modest short fall, and the level difference with the application building being lower, residential amenity would not be reduced to an unreasonable degree or warrant refusal in this case. The proposed first floor windows would be similar to those previously approved, however, the previous proposal had rooflights in the roof slope rather than the currently proposed dormers. The dormers would be set back from the eaves and a greater separation distance from the boundary and neighbouring property. On balance, the levels of overlooking would not be significantly increased or reduce residential amenity levels to an unreasonable degree, in accordance with Local Plan Policy GD1.

There are habitable windows proposed on the front of the building, as well as dormers within the roof space. There is a dwelling opposite the site but the windows would not directly face the neighbouring habitable room windows and the two properties are separated by Wilkinson Street.

To the north of the site is an area of land which has been cleared and levelled which could accommodate development in the future. The proposed building would not prejudice the future development of that site.

In terms of the amenity of the future residents, both dwellings generally meet or exceed the internal spacing requirements of the South Yorkshire Residential Design Guide. Furthermore, the rear garden spaces are circa 50m² which meets the requirements for 2 bedroom properties as set out in the SPD.

Visual amenity

The site is located adjacent to a dead end on a small residential street and immediately adjacent to a row of terraced properties, as such, it is not overly prominent. Especially as the proposed front and rear elevations would be on a similar line as the terraced row.

Although Wilkinson Street is predominantly made up of traditional terraced properties, and the proposal is for a pair of semi-detached properties, there is a relatively new build bungalow opposite, as such there is not a regimented style or architectural pattern to strictly follow. There are also a number of differing style, sizes and designs of property within the surrounding area.

The front elevation of the building would incorporate dormers, which are not evident on Wilkinson Street, they are, however, evident on Cope Street immediately adjacent, as such, they would not appear alien features or out of character. Furthermore, front dormers were incorporated on the previous approval.

The proposed building would incorporate an artificial stone front elevation with brick to the sides and rear. This is reflective of the material palate within the area and would maintain the visual amenity of the streetscene.

Parking would be accommodated within the carports to the front of the property and although not a common feature within the area it means vehicles would not be prominent within the streetscene. A drive through carport was also incorporated on the previous approval. Furthermore, there is also pedestrian access to the rear of the properties enabling bin and recycling storage to be to the rear, away from the streetscene, as well as potentially within the carport.

Highway Safety

SPD 'Parking' States that 2 bedroom properties should have 1 space each. The proposed carport dimensions mean they are large enough to accommodate a vehicle and meet the requirements of the South Yorkshire Residential Design Guide. Although the vehicles may have to reverse out of the site it is adjacent to a dead end with no through traffic, there is also a turning area at the end of the road.

Conclusions

Taking into account the relevant development plan policies and other material considerations, subject to conditions, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission. The proposal therefore complies with the development plan as a whole and the advice in the NPPF. As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation:

Grant planning permission subject to conditions: