

2023/0904

Mr M Bashir

Proposed new dwelling.

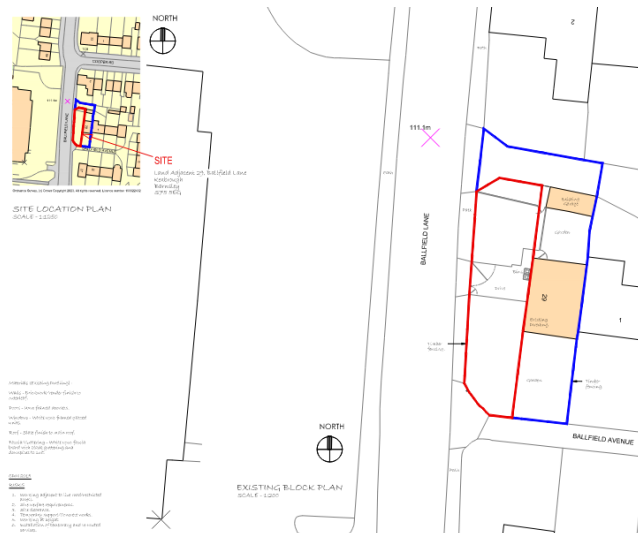
Land adjacent 29 Ballfield Lane, Kexbrough, S75 5EG

Site Description

The application site forms part of the garden to 29 Ballfield Lane in Kexbrough. 29 Ballfield Lane is an end terraced dwelling located on a corner plot on the corner of Ballfield Avenue and Ballfield Lane. The property has a large side garden area and also garden space to the front and rear of the property bound by wooden fencing. The terraced row is brick built with a hipped roof design. The properties are constructed in red brick with cream render at first floor level. There is an access road to the rear of the terraced row and no. 29 has an existing detached sectional garage located at the end of the garden, accessed from Ballfield Lane.

Ballfield Avenue consists of a horseshoe of terraced properties facing onto a narrow single laned avenue. Some of the properties have off street parking located within the front garden area of the properties accessed from the narrow avenue.

Along Ballfield Lane directly adjacent to the proposal site are highway restrictions associated with the primary school across the road.



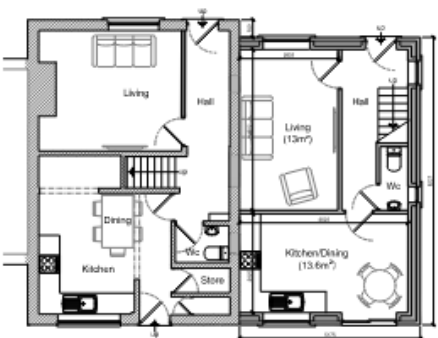
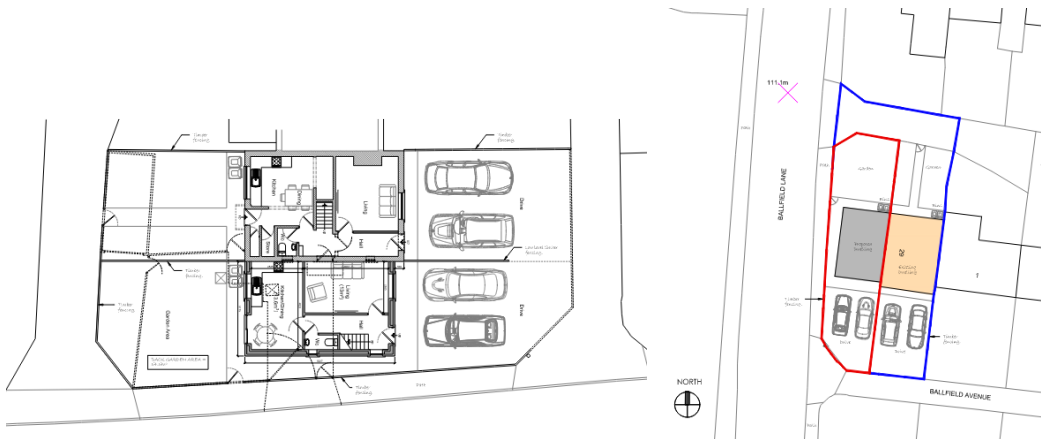
Site History

None

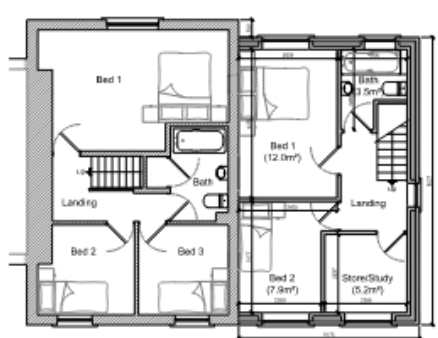
Proposal

The applicant is seeking approval to erect a two-bedroomed dwelling. The dwelling will be an end terrace attached to No. 29 Ballfield Lane, located within the side garden. Two car parking spaces will be made available within the front garden area with the existing garage encompassed within the garden area of No. 29. Parking for 2 vehicles will be made available for the existing property within the front garden area of No. 29.

The design of the property will mimic the existing with a hipped roof and will be stepped back from the front by 0.5m. In terms of the internal layout, the ground floor would comprise of a Livingroom, kitchen/ diner, hall and WC. At first floor level there would be 2no bedrooms, a bathroom, and a study. The materials will be brickwork, render and slate to match the existing property.



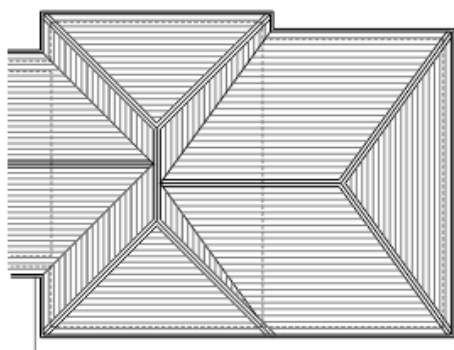
PROPOSED GROUND FLOOR PLAN
SCALE - 1:100



PROPOSED FIRST FLOOR PLAN
SCALE - 1:100

glass kitchen, walls (12.41) - 70.00m²
 ceiling for windows installation of kitchen
 for a 2 doors, 10.00m² (proposed)

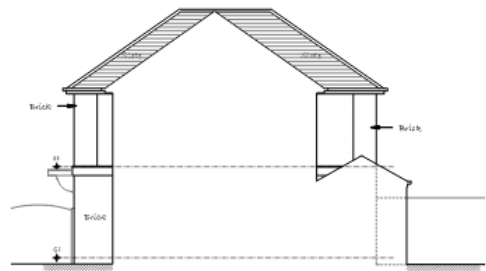
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PROPOSED ROOF PLAN
SCALE - 1:100



PROPOSED SOUTH ELEVATION
SCALE - 1:100

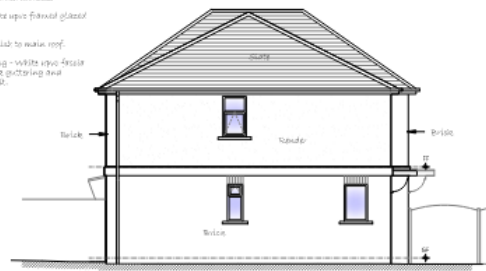


PROPOSED EAST ELEVATION
SCALE - 1:100



PROPOSED NORTH ELEVATION
SCALE - 1:100

Materials (Proposed dwelling) -
 Walls - brickwork/brick (façade to exterior)
 Doors - light-colored doors
 Windows - white upvc framed glass
 Roof - slate (façade to main roof)
 Fascia/rafters - white upvc finish
 Guttering and downpipes to suit



PROPOSED WEST ELEVATION
SCALE - 1:100

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Local Plan

Urban Fabric

Policy Context

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

Policy T3 New Development and Sustainable Travel

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 H4 Residential Development on Small Non-allocated Sites

SPD's

Those of relevance to this application are as follows:

-Design 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 96 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places.

Para 115 - 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 131 - 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.

Para 139 - Development that is not well designed should be refused.

Consultations

- Highways DC – No objection to amended plan subject to condition.
- Pollution Control – No objections subject to condition.
- Yorkshire Water – No comments
- Drainage – No objections
- Ward Councillors – No comments received.

Representations

None

Assessment

Principle of development

The site is located within an area of Urban Fabric where Local Plan Policies GD1 General Development and H4 Residential Development on Small Non-allocated Sites apply. These require that development should be compatible with its surroundings, in this case the property is set within a highly populated residential area amongst residential properties and as such the use of the site for residential uses would be in keeping with the locality. As the existing dwelling has only 3 bedrooms it would not be considered a large dwelling and as such Policy H9 would not apply in this instance.

Visual Amenity

The proposed development would see the erection of a terraced property located at the end of an existing terraced row. The proposal seeks to replicate the design of the attached dwellings in scale, style and materials and as such would be in keeping with the locality in this respect. The properties to the north, 2 Cooper Road and 33 Ballfield Lane already extend close to the boundary with Ballfield Lane so the fact that this proposal does the same would not be out of keeping with the area.

As the proposal would be in keeping with the local character and is not expected to appear at odds with the terraced row, and as a result the proposal would be considered acceptable in terms of visual amenity in accordance with Policy D1 of the Local Plan.

Residential Amenity

Although Policy GD1 of the Local Plan does not include reference to any specific space standards, it states that proposals for development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents amongst other matters. Policy D1 of the Local Plan expects development to be of a high quality, including through its layout and design, so that it contributes to a healthy, safe and sustainable environment.

The 2023 Design of Housing Development Supplementary Planning Document (SPD) advises that all developments should achieve the internal spacing standards set out in the South Yorkshire Residential Design Guide (SYRDG).

It also advises that Rear gardens of proposed dwellings should be at least 50 square metres in the case of two-bedroom houses/bungalows and 60 square metres for houses/bungalows with three or more bedrooms. Smaller gardens may be acceptable in corner plots if privacy and daylighting can be maintained.

The proposal is for the erection of a 2-bedroom dwelling, with the proposed rear garden measuring just over 50 square metres. The SYRDG sets out acceptable internal spatial standards. The proposal meets the internal spatial standards set out within the SYRDG and

is satisfied that the proposal would ensure that there would be no adverse effect on the living conditions and residential amenity of future occupiers in line with planning policy.

The external amenity space for the proposed dwelling meets with the requirement in both SPD: Design of Housing Development and the South Yorkshire Residential Design Guide.

The existing dwelling No. 29 Ballfield Lane is a 3-bedroomed dwelling. The external amenity space for this property falls short of the 60 square metres requirement, however, there are a number of factors to take into consideration. This property also has a front garden area, although part of this area will be providing off road parking. There is a small park located just beyond Ballfield Avenue which will also provide outdoor amenity space for the existing occupiers. Taking into account the existing and potential amenity space provided for the existing property the Council does not wish to raise any concerns.

The Councils Pollution department have requested a condition to restrict construction and demolition activity which will ensure there are no adverse impacts on the quality of life for the people living close to the development.

It is therefore concluded that the internal living space and external amenity area of the proposed development would be of a sufficient size and configuration such that future occupiers would have acceptable living conditions. Consequently, as the proposal meets all the space standards in the SYRDG and the SPD, whilst ensuring the existing residential amenity is not adversely impacted and would therefore meet the requirements of Policies GD1 and D1 of the Local Plan.

Highways Safety

Parking provision for the existing and proposed dwelling has been set out within the amended plans and shows a frontage parking area for both the existing and proposed dwellings accessed off Ballfield Avenue.

Although Ballfield Avenue is narrow, having a width of only 2.7m approx., the proposed frontage parking area for no.29 has a length and width beyond the required parking space dimensions and as such allows adequate access/egress to be achieved as per the adjacent property no.1 Ballfield Avenue.

As a result off road vehicular parking has been proposed as part of the scheme to the satisfactory of the Highways Department and in compliance of both SPD: Parking and SPD: Design of New Housing Development.

Conclusions

The facilities for future residents of the property would meet the requirements set out in SPD Design of Housing Development and the South Yorkshire Residential Design Guide and would be in compliance with Local Plan policy GD1.

Given the comments above, the application is recommended for approval.

Recommendation: Approve