

Design, Access & Planning Statement to accompany the resubmission of an application for a new dwelling on land to rear of 207-209 Manchester Road, Thurlstone, Sheffield S36 9QS and abutting High Bank Lane.

Introduction

This statement has been updated on behalf of Mr & Mrs Stuart & Anita Kimberley and will accompany the resubmission of a Full Planning Application (PP-12603648) for a revised & amended new dwelling on land to the rear of their existing property at 207-209 Manchester Road, Thurlstone involving the erection of a two storey three bedroomed dwelling.

The initial scheme was consulted upon via pre-application advice circa 04/08/22, amended to suit comments received, submitted, considered and refused under application no. 2023/0165 dated 25/07/2023.

This resubmission application takes on board the refusal conditions as highlighted in the notice and incorporates expert consultants, their respective design advice and reports to address the refusal conditions. As such aspects of heritage and highways are not covered in detail in this statement and are handled separately by the applicant's respective discipline specific consultants' reports.

Context

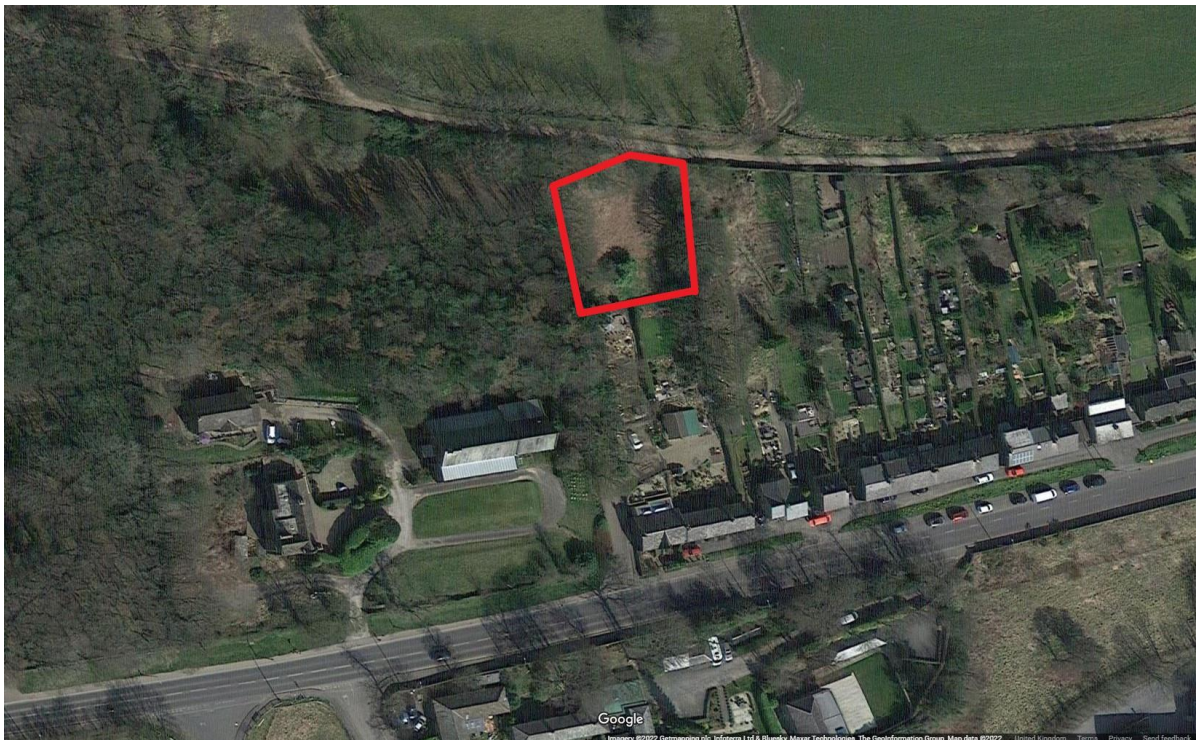
The context of the site remains unchanged from the initial application and as such the site is situated within the settlement of Thurlstone and its urban fabric boundary but outside of its conservation area. The application site is adjacent to green belt and "High Bank" greenspace. The site is approximately 0.3 miles from the centre of Thurlstone (Manchester Road A628 & Towngate junction), a village identified in the Penistone Neighbourhood centred around the Don river and former industries using it.



View South from rear boundary down to Manchester Road

The site to the North is abutted by High Bank Lane across which is Thurlstone playing fields, footballs fields used frequently on Sundays. To the East are residential gardens in a similar natural condition to the site. To the West is a bridle and footpath link forming part of the Trans Pennine Trail, beyond this is High Bank Greenspace, a former quarry and densely wooded area backing onto St Saviour's Church. To the South are residential properties and the applicant's existing own two storey residential dwelling.

The site is served by a local bus links and by the aforementioned TPT bridle & footway.



Aerial View of the site

Use

Again the site's use remains unchanged from the previous application and is currently used as ancillary undeveloped garden amenity space to the applicant's existing residential dwelling. The site is set well back from Manchester Road behind the applicant's existing dwelling and abutting High Bank Lane, although there is no current access to it from this road. Access to the application site is proposed from High Bank Lane via a separate new vehicular and pedestrian access point (as shown on the accompanying drawings).



TPT access to left of No.213 Manchester Road

The new proposed dwelling will be located centrally within the application site to avoid clashing, as much as possible, with any existing trees and also to accommodate the large level changes due to the gradient of the existing terrain. The dwelling will be residential in nature, surrounded by garden amenity space meeting and exceeding local minimum standards, as is in keeping with surrounding existing properties.

The proposed but much reduced dwelling will contain three bedrooms with associated open plan kitchen, lounge & dining area.



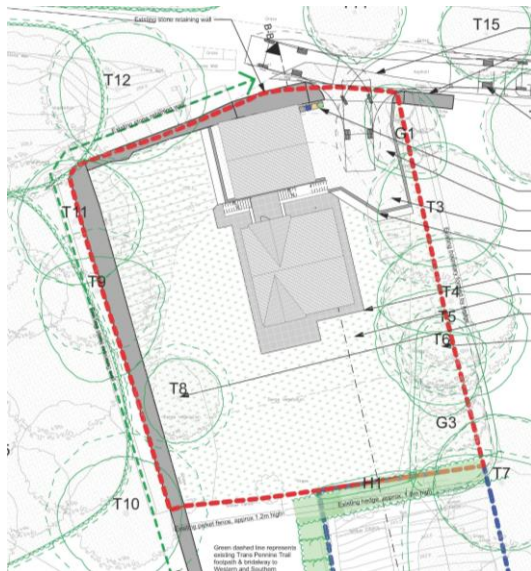
Existing Site Plan with contours

Access

There is no current pedestrian or vehicle access to the site from High Bank Lane due to the large level difference and existing retaining structure running along the rear of the site (see right). New pedestrian and vehicle access will be formed from High Bank Lane as detailed in the accompanying drawings (see below and also reference TPS Consultants accompanying report).



View East along rear boundary and down High Bank Lane



Following the creation of the new site access point, the vehicle access will be via High Bank Lane via the retained upper site area containing the driveway and double garage (internal dimensions 6.0 x 6.5m) and parking forecourt in excess of 6.0m in front of the garage. In addition to these proposals, the entrance to the forecourt has been enlarged and gradients flattened to allow for the turning of BMBC's rural refuse collection vehicle off High Bank Lane.

Due to the existing terrain's level differences pedestrian access within the site will be via new stepped access to the upper level of the property continuing to the lower level and garden amenity areas. Pedestrian access to the new site access point

is either via High Bank Lane or via the Trans Pennine Trial (TPT) bridleway and footpath to the Western edge of the site giving direct access to Manchester Road.

Access to the applicant's existing property will remain unchanged.



View West along rear boundary and down the TPT

Amount

Comparatively to the previously refused scheme, the proposals have had a substantially 35% reduction in area & massing and now seeks to create the following areas;

The redlined site measures 959.1m² / 0.0959 Ha.

The proposed ground floor measures;

53.1m² GIA / 65.6m² GEA. (Refused scheme 83.8m² GIA / 100.6m² GEA)

The proposed first floor measures;

53.1m² GIA / 65.6m² GEA. (Refused scheme 83.8m² GIA / 100.6m² GEA)

The proposed dwelling measures;

Refused 106.2m² GIA / 131.2m² GEA. (Refused 167.6m² GIA / 201.2m² GEA)

The proposed garage measures 39.0m² GIA / 46.9m² GEA.

All areas exclude the garage except where specifically referred to.



Site areas identified from Hornthwaite Lane (across valley)

Layout

The layout of the dwelling has been substantially reworked to reduce the scale and massing as viewed from the conservation area.

However due to the existing steep gradients on the site, the previous proposed location of the dwelling remains the best option to position the proposals on the plot.

The site retains the creation of a new access point off High Bank Lane but now features a wider site entrance to accommodate the turning of the refuse vehicle onto the forecourt. The forecourt remains a designated turning area for the property which then provides access to a double garage serving the property alone.

From this upper level, stepped access down to the first floor level of the proposed property is shown. Ramped or other graded solutions are unfeasible due to the large existing level differences.

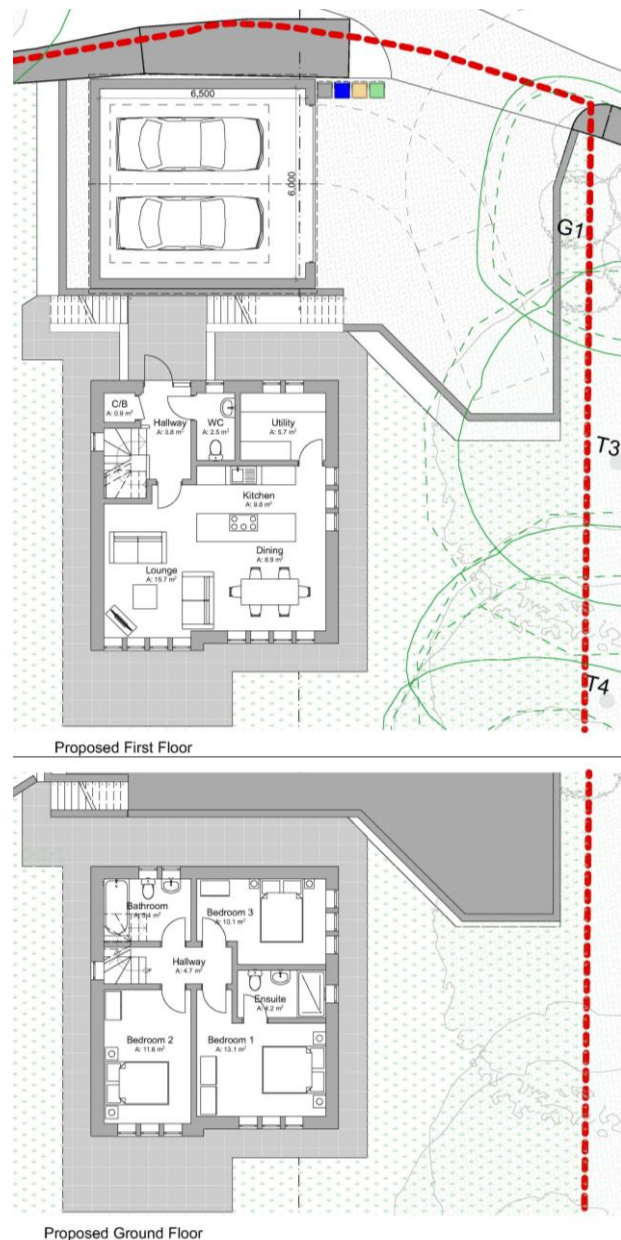
Due to this first floor storey entrance, the proposals are for an “upside down” property with the majority of the living and reception areas housed at the upper floor level, as well as making best of the views across the valley.

An initial proposal with level access off High Bank Lane was initially tabled for

Pre-Application Consultation but due to this and the subsequent under build created on the opposing Southern façade, this was not supported and a two storey property construction was the preferred development. At the previous full planning submission no adverse comments were received regarding this design approach and as such the same approach has been retained.

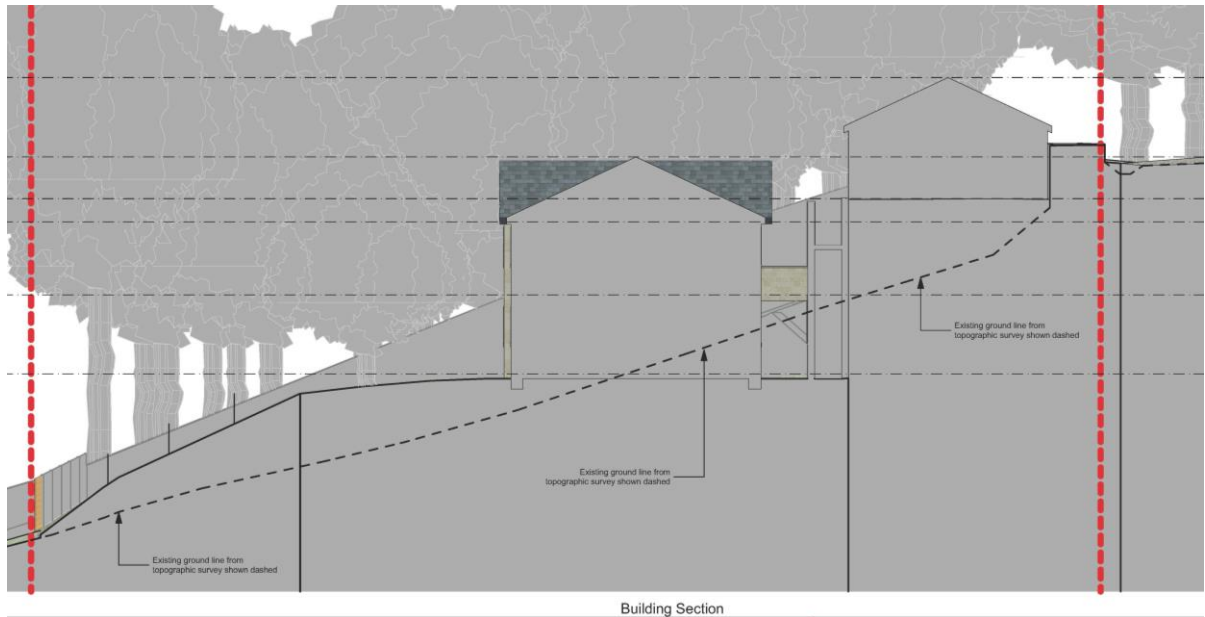
The site will be re-graded to suit the proposed layout and facilitate access to the site however this will also create the opportunity to generate a gently graded external amenity space immediately surrounding the new dwelling.

The proposals will overlook the application sites own plot, with any separation distances vastly in excess of minimum standards. Bathroom windows will nonetheless be obscured for privacy.



Extract of Proposed floor plans

All the proposed windows will remain overlooking the property's own garden amenity space and are well in excess of minimum separation distances to the neighbouring properties across Green Moor Road.



Extract of Proposed Section B-B

Scale

The revised scheme still features a two storey detached dwelling with three bedrooms, all now of similar sizes.

The overall massing of the dwelling has been substantially reduced from a “three bay” to a “two bay” dwelling, now similar to the smaller properties nearest to it.

The proposed ground to eaves height remains at a modest 5.0m with the ridge being a further 2.15m above this. All of standard domestic proportions and relatable to the local surrounding vernacular architecture.



Example of recently constructed property on High Bank Lane, Fairview House as viewed from Hornthwaite Lane.



Example of recently constructed property on High Bank Lane, Fairview House as viewed from Manchester Road.

The combined footprint of the property and the garage measures 112.5m² (previously 147.5m²), a reduction of 35.0m² compared to the previous proposals sat still within a site of approximately 959m² giving a dwelling density approximately 8 dwellings/hectare, below target densities for villages of 30d/ha but consideration must be given for the complex nature of the site, existing constraints, ecology, conservation concerns, access and existing gradients.

Appearance

Following the refusal notice and correspondence regarding this, the proposals have been amended to reduce the scale of glazing initially proposed on the external elevations of the building. In line with local period glazing styles, smaller proportion windows, grouped together and separated by stone mullions have been shown.




Broadly speaking regarding the external materials previously proposed these received no negative comments so are presumed acceptable and have therefore remained unchanged.

The original proposals were designed to be sympathetic to their heritage setting and adjacent location to Thurlstone conservation area as illustrated in the accompanying drawing package and have been retained as such.

The overall construction is of two storey nature and seeks to replicate the local vernacular architecture with features facing stonework, stone heads & cills and a slate roof.

The dwelling will be formed in traditional manner of construction, one inner leaf of blockwork with an outer leaf formed in facing stone blockwork. Windows will be uPVC windows with no fenestration pattern with stone heads & cills unpainted & left naturally finished. The windows have been sized to replicate the proportions of similar nearby properties and represent a larger reduction in the amount of glazing compared to the previous proposed and refused scheme.

A sample of the materials under consideration is as follows;

<p>Stone Walling Blockwork Colour: Buff</p>	
<p>Stone Heads & Cills Colour: Buff</p>	
<p>Natural Slate to match existing Colour: Blue</p>	

uPVC Windows & Doors

Colour: Anthracite

Facias & Soffits

Colour: Anthracite



Landscaping

A tree survey "BS5837 - 207-209 Manchester Road - Arbtech TSR 01 - 10-02-23" & impact assessment "BS5837 - 207-209 Manchester Road - Arbtech AIA 01 - 10.02.23" have been commissioned in line with the pre-application advice received by the applicant and conducted by Arbtech, with full findings contained within these individual reports.

The proposal's siting and impact on the existing landscape have been considered in conjunction with the reports and amending to have least impact on the existing landscape setting. Whilst there is an impact on the existing setting, it is deemed minor with little loss to the overall setting.

The amendments to the proposals seek further to reduce the area of the site to be developed and as such the impact assessment remains valid with the conclusion being a reduced development will have a like for like reduced impact on the environmental setting.

As such the perimeter landscaping will be broadly unchanged by the proposals with only the introduction of the new access point to the site making a change to the boundary condition. The upper parking & turning forecourt will be formed with a tarmac finish to best overcome the complex gradient geometry as other finishes e.g. block paving would be difficult to lay effectively to create a long lasting maintenance free surface.

The external stepped access will be formed in matching stone walling blockwork with matching paving flag steps as per the below apron area.

A perimeter maintenance and access apron around the dwelling will be laid in contrasting silver concrete flags with an extended patio area immediately outside the lower ground sun room. The remainder of the amenity space will be re-graded as previously mentioned and sown as lawns, for the future occupiers to cultivate as per their own personal preferences.

Ecology

An updated Preliminary Ecological Appraisal (PEA) "207 - 209 Manchester Road PEA Report 211222_DW.Amended 241023" has also been amended in line with the refusal condition received. The report noted no mammals but several bird species, but concluded the proposed scheme would have negligible impact on the immediate or wider habitats.

The report also found the site of Low support for bats with the "trees are of negligible potential for roosting bats".

The enhancements proposed within the report have been included in the proposals, please refer to proposed elevations and site plans for details and should generate a net biodiversity gain overall.

Planning Policy Framework

Local Planning Policy

The statutory development plan consists of the Barnsley Local Plan, dated Jan 2019.

The site has no specific allocation apart from being identified as within the Urban Fabric of Thurlstone. It is located on the edge of the settlement boundary of Thurlstone, adjacent Thurlstone's Conservation Area but outside of it and adjacent to High Bank Greenspace.

Policy SD1 When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy GD1 Proposals for development will be approved if amongst other things:

- there is no significant effect on the living conditions and residential amenity of existing and future residents;
- the development is compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land;
- adequate access and internal road layouts are provided;
- appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- existing trees are considered in the layout of development.

Policy H4 Proposals for residential development on sites below 0.4 hectares will be allowed where the proposal complies with other relevant policies in the Plan.

Policy T3 New development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.

Policy T4 New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Policy D1 Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways;
- and Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Neighbourhood Plan

The site is also covered by Penistone Neighbourhood Plan, but is otherwise unidentified within it.

Policy BE1: Design of the built environment stipulates,

- Where new housing developments are proposed, homes should be reflective of local architecture and in keeping with the surrounding area;
 - To have no houses above two storeys on the perimeter of built up areas where it adjoins open countryside;
 - New developments should use external building materials that reflect the characteristic of development in the locality.
- All residential developments will be expected to be designed so as to be sensitive to any existing wildlife habitat and corridor and should be appropriately landscaped and in particular development on the edge of the existing settlements shall incorporate tree planting so as to soften the built-up edge of the settlement as viewed from the countryside.
- Development proposals should respect and maintain key views as identified on maps 2 and 3, in order to maintain the character and appearance of the town and villages.

Supplementary Planning Document:

- Design of Housing Development
- Parking
- Trees & Hedgerows

National Planning Policy

The revised National Planning Policy Framework (“NPPF”) was published in July 2018, alongside updated supporting Planning Practice Guidance. A revision to the Framework was published on the 20th of July 2021.

Paragraph 7 advises that the purpose of the planning system is to contribute to the achievement of sustainable development, with the objective of sustainable development being to meet the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 refers to the three dimensions to sustainable development - economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places

and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role– contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Paragraph 11 confirms the presumption in favour of sustainable development. For plan-making this means that:

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - a. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area;
 - b. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. For decision-taking this means:
- c. approving development proposals that accord with an up-to-date development plan without delay;
- d. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - a. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed;
 - b. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when ass

Paragraph 60 confirms that it is the Government's objective to significantly boost the supply of homes and in doing so ensure that a sufficient amount and variety of land can come forward where it is needed.

Paragraph 69 sets out that small and medium sized sites can make an important contribution to meeting the housing requirements of an area and that local planning authorities should give great weight to the benefits of using suitable sites within existing settlements.

Paragraph 79 promotes sustainable rural development, creating housing where it will enhance or maintain the vitality of rural communities, giving rise for villages to grow and thrive.

Paragraph 126 advises that good design is a key aspect of sustainable development, creating better places in which to live and work and helping to make development acceptable to communities.

Paragraph 130 advises that planning policies and decisions should aim to ensure that developments;

- are visually attractive as a result of good architecture and appropriate landscaping;
- sympathetic to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation or change; and
- function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

Case in Support of the Application

The site remains within the adopted Urban Fabric of Thurlstone but with no specific allocation. The site is currently used as residential amenity space and as a result of the proposals this will remain unchanged bar the footprint of the proposed new structures.

Policy SD1 of the Local Plan advises of a presumption in favour of sustainable development which reflects the main objectives of the NPPF which reiterates that it is the Government's clear expectation that local planning authorities should deal promptly and favourably with applications that comply with up to date plans and that there will be a strong presumption in favour of sustainable development that accords with national planning policies.

While considering SD1 it is useful to consider whether or not the application site is sustainable. It is well located in relation to the centre of Thurlstone with immediate access onto High Bank Lane. The neighbouring Trans Pennine Trail provides alternative pedestrian access to local bus stops, being within approximately 127m (as measured from Google Maps) served by No.s 21, 21a, 23, 25, 25a, 29, 407. This provides extended access to all the surrounding facilities of Penistone, etc. Additionally, there are also two general store shops in Millhouse Green within a 0.5mile walk of the site in addition to those in Thurlstone itself.

One of the objectives of the NPPF is to widen the choice of high quality homes and, in this case, the proposal would make a modest yet positive contribution to variety of housing supply in the village, therefore satisfying numerous areas of advice in the NPPF, particularly paragraphs 7, 8 and 11, 60, 69, 79.

It is therefore considered that the proposal is compliant with the broad objectives of the NPPF in that it will provide economic benefits and also reflects the general need and demand for family housing in the area.

The development is arranged so it would have no impact on the existing neighbours of the site, with no overlooking or privacy issues arising. The siting of the property partially within the bank ensures that sightlines to neighbouring properties are obscured and the development is screened from the road by the existing properties addressing it. The maintained tree line to the North, East & West ensure that development will be screened even from distant views across the valley to Thurlstone. Please refer to the Site Photos, Site Photomontages and Elevations.

The relatively modest nature of the proposal ensures sufficient areas of private garden and amenity space are maintained on the plot in relation to the size of the final property.

The case for both Heritage & Highways considerations are addressed in the accompanying reports and I refer you to these individual reports for their respective evidence & proposals.

Conclusion

It is my view that the amended proposals address the previous refusal conditions and now comply with the requirements of all local and national planning policies. The proposal represents now reduced appropriate sustainable development and NPPF also advises that decision takers at every level should seek to approve applications for sustainable development where possible.

There are benefits arising from the proposed development in that it would assist in boosting the local economy. There would be economic benefits associated with the development, in terms of direct and indirect jobs during the construction period, spending within the construction industry supply chain and spending by future family residents in the area, as well as benefits from increased council tax payments.

There would be environmental benefits relating to the sustainable location, the proximity of the services and the resulting options for travel other than the private motor vehicle. There would also be social benefits from the provision of new variety of medium housing capable of accepting the recent changes to work-life locations and requirements of the post Covid-19 pandemic reality.

I would therefore request that the application is considered for approval of planning permission.

Appendix 1 – Pre-Application Advice