

PLANNING STATEMENT

Erection of one single storey dwelling and garage with associated driveway, parking and amenity areas

Land East of Delph Mews, Green Moor, Sheffield S36 7DQ

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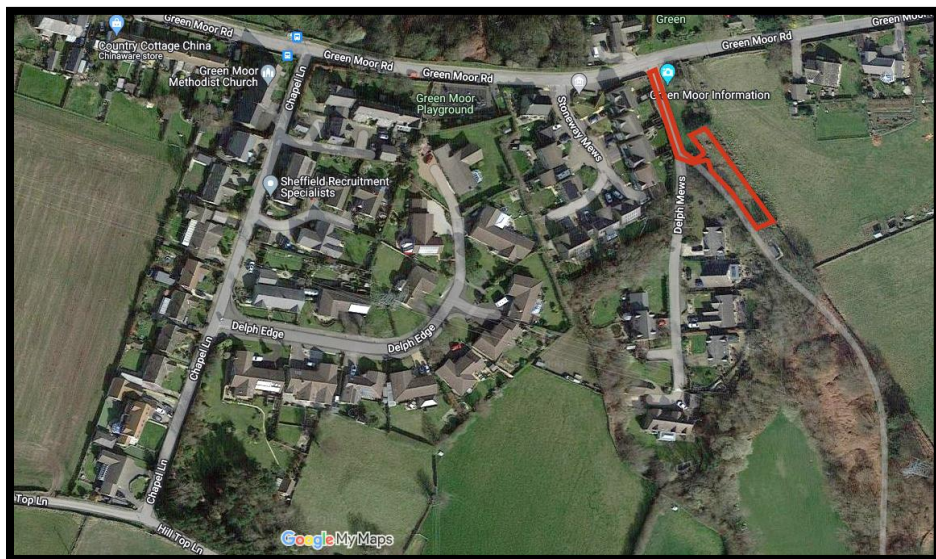
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1.0 Executive Summary

- 1.1 This Planning Statement has been prepared by Charlotte Stainton MRTPI, trading as Stainton Planning, and accompanies a full planning application for the erection of one, single storey, dwelling. The dwelling would be erected on a scrubby area of land which sits to the east side of Delph Mews in the village of Green Moor.
- 1.2 This Planning Statement should be read in the context of the detailed plans and images which demonstrate how the site would be developed. A Design Statement and Ecological Appraisal, also form part of the submission.
- 1.3 This planning statement describes the site location and planning policy context and explains that the application site is in close proximity to existing residential properties. It is demonstrated that the proposed dwelling would be a sustainable development in terms of the three strands set out in the NPPF and this analysis is used to demonstrate compliance with the Development Plan Policies. The development would deliver a bespoke, high-quality family home which has been specifically designed to respond to the opportunities and constraints of this site.
- 1.4 The detailed plans which accompany the application demonstrate how the proposed single storey dwelling could be accommodated comfortably on this site whilst preserving the privacy of neighbours and the character and amenity of the adjoining countryside which is designated Green Belt.
- 1.5 The proposed development would comply with the Barnsley Local Plan as well as national planning policies. It is therefore concluded that the development would be sustainable and should be approved without delay. To grant permission would therefore be in accordance with Government Policy set out in the National Planning Policy Framework which aims to deliver “a wide choice of high-quality homes”.

2.0 Site Description

- 2.1 The application site relates to an area of scrubland within the village of Green Moor. The site is situated to the east side of Delph Mews, a residential street of modern houses. The image below shows the location of the site (indicated by the red polygon) but the site boundaries should be taken from the submitted plans. As well as the site itself, the red line application boundary includes part of the street of Delph Mews, as this is not an adopted highway, in accordance with planning regulations it needs to be shown in the application site boundary. Notice has been served on the owners of this street.



- 2.2 The application site is accessed from the east side of Delph Mews via an existing gateway as shown below. The applicant benefits from a legal right of way to his site.



- 2.3 A public right of way extends from Delph Mews to the south along the west boundary of the application site. The public right of way is shown on the photograph below with the application site siting behind the wall on the left.



- 2.4 The photograph below shows part of the northern end of the site. The site entrance and existing dwellings along Stoneway Mews can be seen on the left. The site is scrubby and the boundary stone walling is in need of significant repair.



- 2.5 There were previously buildings on this site (sheds, greenhouse and pigsties or sheep pens) and in various places there are the remains of these buildings and materials. Below is a photograph of part of the northern end of the site - with dwellings along Stoneway Mews in the background.



- 2.6 The photograph below shows an image taken from within the northern end of the site looking west towards the dwellings along Stoneway Mews.



- 2.7 Along the east boundary of the site there is a drystone wall (within the site) and a hedgerow (within the field). There are fields beyond the site to the east as well as dwellings and gardens of properties along Green Moor Road. The photograph below shows a view looking east from the northern end of the application site.



- 2.8 The photograph below shows a view across the site taken from the northern end looking south. The site slopes up to south and up to the east. The stone boundary walls are in need of substantial repair/rebuilding and the site is generally untidy, scrubby and unattractive.



- 2.9 The photograph below shows a closer view of the south western side of the site. The dwelling visible in the background is the first property to the east side of Delph Mews.



- 2.10 The southern end of the site is shown in the photograph below. There are significant trees outside the site to the south. The public right of way sits to the west (right of the photograph) beyond the site boundary. Fields are to the east.



- 2.11 The east side of the site is defined by a substantial stone wall and hedgerow. The site has a very different character to the adjacent field which is partially shown below, looking south east from the site.



- 2.12 The application site sits at a level below the adjacent public right of way. The photograph below is taken from outside the south-west corner of the application site looking back towards the road. The application site is on the right, sitting below the level of the footpath behind the stone wall. The timber structures in the foreground are part of a woodland garden area which is situated to the south of the application site.



- 2.13 The photograph below shows a view looking north back down across the site from the southern boundary. Dwellings along Stoneway Mews are visible on the left.



- 2.14 A view looking north east from the southern end of the site can be seen below. The dwellings visible to the right of the photograph are situated on Green Moor Road.



- 2.15 Looking further to the east from within the site the rear and side of a significant number of dwellings along Green Moor Road are visible across the field.



- 2.16 An image across the application site looking to the south east from the public right of way can be seen below. Farm buildings can be seen across the field.



- 2.17 Looking east from within the site the adjacent sloping field is only partially visible behind the wall, and it is the dwellings along Green Moor Road and agricultural buildings that dominate the view.



- 2.18 The photograph below is taken from within the site looking up towards the site access with dwellings along Stoneway Mews behind.



- 2.19 The image below shows a view taken from Green Moor Road looking back to the south west towards the application site. The footpath information sign (as shown in the photograph above) is visible towards the right of the photograph and can be used to help establish the position of the site within this image.



3.0 Site History

- 3.1 The Council's online map search facility indicates that there have been two previous planning applications for a dwelling on this site which was previously referred to as 'Land adjacent the Rock Inn'.
- 3.2 B/05/1082/PR – Erection of detached dwelling and detached garage - Refused for four reasons: Impact on an area of identified Borough Landscape Value, would not comprising infilling (a policy requirement at the time), would be detrimental to highway safety and would be detrimental to the amenity of the footpath. An appeal was dismissed on planning policy grounds.
- 3.3 B/02/1163/PR – Erection of Dormer Bungalow and detached double garage – Refused for three reasons: Impact on an area of identified Borough Landscape Value, would not comprising infilling (a policy requirement at the time) and would be detrimental to highway safety.
- 3.4 Since these previous planning refusals in 2002 and 2005, planning permission has been granted to demolish the Rock Inn and for the erection of ten dwellings (now Stoneway Mews).
- 3.5 The new Barnsley Local Plan has also been adopted and the National Planning Policy Framework published, resulting in a completely different planning policy context.

4.0 The Proposed Development

- 4.1 The application is for planning permission for the erection of one family home on this site off the east side of Delph Mews. The application is submitted in full, with a full set of plans, sections and images, Design Statement and an Ecological Appraisal.
- 4.2 The proposal is for one, single storey dwelling with three bedrooms. The dwelling would have a flat 'green' roof and would be positioned to take advantage of the site levels by sitting down behind the western boundary. The roof of the proposed house would sit only slightly above the ground level of the adjacent public footpath resulting in views to the east from the footpath being maintained.



- 4.3 The existing site entrance would be utilised, with a driveway leading to a parking area and garage.
- 4.4 The design is explained in the Design Statement and that information is not unnecessarily repeated in this Planning Statement.

5.0 Planning Policy Context

- 5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

Local Development Management Policies & Guidance

- 5.2 The site is within the administrative area of Barnsley Metropolitan Borough Council. In terms of Section 54a of the Town and Country Planning Act 1990 and Section 38 of the Planning and Compulsory Purchase Act 2004, the starting point for the consideration of this application are the policies of the Barnsley Local Plan that was adopted in January 2019.
- 5.3 Below is an extract from the Barnsley Local Plan Local Plan maps (map extract 65). This map shows that the application site lies in the 'urban fabric' area (shown in grey) and sits adjacent to the Green Belt (green stripes). The urban fabric policy area is defined in the Local Plan as "land within the settlement with no specific allocation".



- 5.4 The most relevant Local Plan Policies are:

SD1: Presumption in Favour of Sustainable Development
 GD1: General Development
 H4: Residential Development on Small non-allocated Sites
 H6: Housing Mix and Efficient Use of Land
 T4: New Development and Transport Safety
 D1: High Quality Design and Place Making
 LC1: Landscape Character
 BIO1: Biodiversity and Geodiversity
 GB1: Protection of Green Belt (the site is adj to the GB)
 CCS2: Sustainable Design and Construction

- 5.5 The supporting text for Policy H4 states “Whilst many new homes in the borough will be built on sites allocated for housing, other sites will also be suitable for residential development. These sites make a valuable contribution to the housing supply. Sites in towns and villages can offer good opportunities for providing houses where other people already live, near to shops and services. Developing these sites also reduces the need to provide new sites outside settlement boundaries. We will allow small scale residential development within towns and villages in line with other plan policies, including those protecting people’s living conditions, road safety and design”.

National Planning Policy Framework (NPPF 2021)

- 5.6 One of the material planning considerations is the National Planning Policy Framework (NPPF). At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development which must be the basis of every planning decision taken.
- 5.7 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. Paragraph 7 of the NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 5.8 Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.9 Paragraph 9 of the NPPF explains that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

5.10 The National Planning Policy Framework (at paragraph 11) sets out the Government’s presumption in favour of sustainable development. For decision-taking this means: “approving development proposals that accord with an up-to-date development plan without delay; or 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:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- 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”.

5.11 Paragraph 11 includes footnotes which set out various exemptions and clarifications.

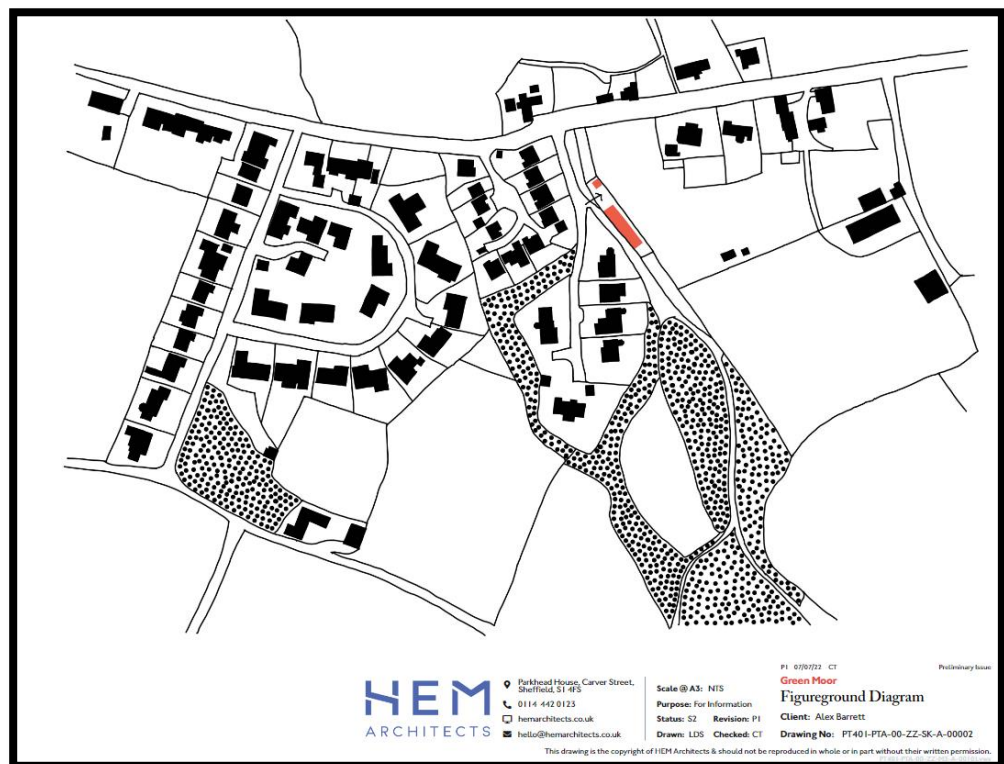
5.12 Section 5 of the NPPF relates to the Government’s desire to deliver a sufficient supply of homes.

5.13 Paragraph 60 in Section 5 of the NPPF states that “To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”.

6.0 Planning Considerations

Principle of Development

- 6.1 The application site sits within the Urban Fabric of the village of Green Moor as defined by the Barnsley Local Plan. Local Plan policies indicate that the Council will grant small-scale residential development within villages, subject to compliance with other relevant planning policies.
- 6.2 It is important to note that the local policy has changed since the refusal of the previous planning applications for a dwelling on this application site. The previous Unitary Development Plan Policy (policy WR4) required development in villages to constitute 'infilling' or 'rounding off'. There is no such requirement in the new Local Plan Policy H4.
- 6.3 The plan below, prepared by the scheme architects, HEM, demonstrates that the application property will sit comfortably as part of the urban fabric of this settlement with existing defined boundaries to all sides.



- 6.4 The site does not sit within the Green Belt. The Green belt boundary runs along the east side of the site and the boundary is very clearly defined by

a stone wall and hedgerow. The character of the field to the east of the site is very different from the scrubby nature of the application site.

- 6.5 As part of the preparation of their new Local Plan Barnsley Council commissioned a Green Belt review and, as a result of that review, in numerous places around the metropolitan area the Green Belt boundaries were amended. Those amendments to the Green Belt were made both to accommodate development and safeguarded land, as well as to correct anomalies and errors with the boundaries. As part of that process the Council had the opportunity to include the application site in the Green Belt but chose not to do so. The impact of any development on this site on the character and appearance of the adjacent countryside is a material consideration, but it is not necessary for the development to constitute appropriate development in the Green Belt (in terms of the requirements at paragraph 149 of the NPPF).
- 6.6 The erection of one dwelling within the urban fabric area of Green Moor is, in principle, in accordance with the development plan policies for this area.
- 6.7 The proposed development would deliver one additional dwelling within the existing settlement of Green Moor. It would make more efficient use of this site and deliver a bespoke three-bedroom family home. This would enable an additional family to benefit from, and contribute to, the local community.
- 6.8 The proposed development would result in the visual enhancement and more efficient use of this site, that is currently an under-used rough area. The site does not fall within Green Belt and is not allocated for any specific purpose. The site itself does not have any particular nature conservation value (as evidenced by the submitted Ecological Appraisal).
- 6.9 The proposed development would deliver a bespoke family home to make more efficient use of the site and to contribute towards housing numbers

in the area, it will be located within the urban fabric of the village and therefore the proposal is acceptable in principle.

- 6.10 Paragraph 8 of the NPPF identifies three strands to sustainability: economic, social and environmental. It is helpful to consider the planning policy requirements under these headings to assess whether the proposed development is policy compliant and would therefore comprise sustainable development.

Economic and Social

- 6.11 The proposed development would deliver short term economic benefits through the provision of construction jobs and trade for local suppliers and contractors. The applicant intends to employ local contractors and suppliers wherever possible.
- 6.12 Once occupied, the scheme would result in an additional family living in the village and potentially working in the Barnsley area. The family is likely to contribute to the local economy by utilising the shops and services in the Barnsley MBC area. This will benefit the local economy and community.
- 6.13 In granting various planning approvals for dwellings in Green Moor, including those at Stoneway Mews, the Council has concluded that this is a sustainable location for new housing development.
- 6.14 The Council may be aware of a 2016 appeal decision relating to a housing scheme in Frating (APP/P1560/W/15/3014909). The Inspector in that case commented that the NPPF (then paragraphs 29 and 55) indicated that opportunities to maximise sustainable transport solutions will vary from urban to rural areas, and a higher proportion of journeys by car may be expected in rural areas. Furthermore, the inspector noted that development in one village may support services in other nearby centres.

- 6.15 The Council may also be aware of the High Court decision in *Wood v Secretary of State for Communities and Local Government and Gravesham Borough Council* (2015) that concluded that the location of a site within or outside a development boundary was not determinative as to whether it lay within a village. Although there is no settlement development limit for Green Moor, our client's site is within the defined urban fabric and is seen in the context of the existing dwellings at Green Moor (including those at Delph Mews, Stoneway Mews and along Green Moor Road) and therefore is not seen as isolated from the existing community. For this reason, the proposed development on the application site will contribute to the existing community.
- 6.16 Due to the village location, services in the immediate vicinity of the site are limited, however there are bus services along Green Moor Road which give public transport access to the wider area for a full range of services.
- 6.17 The proposed development would result in economic and social benefits and would complement the existing village. The proposed family house would perform economic and social roles in the existing community.

Environmental

- 6.18 The site is an unattractive scrub area which slopes down from Delph Mews towards the fields to the east. In policy terms the site is within the urban fabric area of the village and visually it is physically separated from the Green Belt by a substantial stone wall and hedgerow. The character of the site is different to the adjacent field which is in active agricultural use.
- 6.19 Spatially, the proposed dwelling would be seen as an appropriate addition to the irregular pattern of development in this village. The application site is accessed at the west side from the residential street of Delph Mews. To the northern end of the site there is substantial vegetation and then a community garden which has a manicured domestic character. To the southern end of the site there is vegetation and a woodland garden with a summer house/shed and seating areas which appears to have been

created by the owners of one of the adjacent houses. This area has a domestic woodland character. To the east side of the site there is a substantial stone wall, and a hedgerow in the field. To all sides of the site there are strongly defined boundaries and the site is separated from the Green Belt both physically and in terms of the character of the land.

- 6.20 As well as the changes to the relevant planning policies that have occurred since the previous applications were considered for this site (in 2002 and 2005), the design of the proposed dwelling has also changed substantially.
- 6.21 The current proposal is for a single storey dwelling with a flat green roof. The ground floor of the dwelling would sit below the level of the adjacent public right of way with a newly constructed drystone wall along the east side of the footpath, forming the rear wall of the house. The dwelling would follow the linear character of the site and provide three bedrooms, a kitchen-living-dining room, utility area and bathrooms. There would also be a garage at the northern end of the site.
- 6.22 The proposed dwelling would be an organic addition to the existing dwellings along Delph Mews and in the wider area and would sit comfortably on this site. This would be a bespoke dwelling which has been designed to respond to the opportunities of the site as well as sitting quietly and sensitively in the landscape. The design is explained in more detail in the Design Statement.
- 6.23 In considering the proposed site layout careful consideration has been given to the existing character of the site and the opportunities and constraints it offers. In particular, the topography, the character of existing dwellings, existing pattern of housing development, access arrangements, impact on the public footpath, views, advice of the ecologist, and the vegetation around the site have been carefully considered, and the proposed site layout and design take account of these issues.

- 6.24 There is extensive tree screening to both the northern and southern ends of the site and the proposed positioning and scale of the dwelling nestling against the western stone boundary wall and behind the eastern stone boundary wall, would ensure that the proposed dwelling would not be unduly prominent in the wider landscape.
- 6.25 The site sits adjacent to the countryside which is designated as Green Belt and therefore significant consideration has been given to the impact that the proposed development would have on the public amenity and openness of the landscape. In particular, the site has been viewed from the countryside to the east and significant time has been spent on designing a scheme that will sit in the existing levels and in the context of the drystone walls which are strong landscape features.
- 6.26 The site is not particularly attractive and appears as something of an anomaly when using the adjacent footpath. There is no reason to conclude that the development would result in an undesirable change in the character and appearance of the area, on the contrary, there would be a visual improvement resulting from this development and views to the east would be maintained over the green roof of the dwelling. From the east, the dwelling would only be partially seen behind the boundary wall and where it could be seen, it would be in the context of the existing dwellings in the village.
- 6.27 The existing site is a low-quality rough scrub area. The proposals would retain the structure and character provided by the levels and stone walling and the introduction of new elements would respect the local vernacular of stone buildings and native species of vegetation.
- 6.28 This would be a bespoke, architect designed, property to respect the individual design of dwellings in the locality. The dwelling would be of high quality and distinctive character whilst also sitting quietly in the landscape.

- 6.29 The proposed layout shows how the new dwelling would deliver good standards of privacy and outlook for the future occupiers of the new dwelling. The dwelling would also preserve the privacy and amenity of the existing dwellings in the locality. Due to the relative positions of the neighbouring properties and the scale and position of the proposed dwelling it is considered that the dwelling would not have a material impact on any neighbours.
- 6.30 If planning permission is granted, appropriate conditions could ensure that a high-quality landscape scheme is delivered.
- 6.31 The application site is situated outside of any flood risk area. The site is also outside of the High-Risk Area defined by the Coal Authority. The application is accompanied by an Ecological Appraisal which includes proposals for biodiversity enhancement.
- 6.32 The proposed plans show how this well-designed, high-quality development could be integrated sensitively into its landscape context. The development is therefore considered to be sustainable from an environmental perspective.

Means of Access

- 6.33 The site has reasonable access to public transport, with bus stops within walking distance of the site. The proposed development would utilise the existing access to the site shown below, with a driveway to link Delph Mews with the site.



- 6.34 The nearest adopted highway to the site is understood to be Green Moor Road. For this reason, in accordance with planning regulations, Delph Mews has been included in the red application site boundary and Notice Number 1 has been sent to each owner of the private road. The applicant has a right of access to his property as set out in a covenant on the deeds for his land.
- 6.35 Vehicles can currently come and go to the application site for maintenance etc with no restriction and with no properly constructed driveway to the property. There is no reason to believe that the comings and goings associated with one family home would lead to an unacceptable or dangerous level of traffic.
- 6.36 The proposed site layout shows how the internal layout of the site could ensure that sufficient parking and turning would be provided. There is sufficient space within the site to ensure that the layout would be acceptable from a highway safety perspective.
- 6.37 The site would utilise an access via Delph Mews, a private lane, off Green Moor Road which would accommodate this development of one dwelling. A view of Delph Mews looking north towards Green Moor Road is shown below.



6.38 Delph Mews has an existing junction with Green Moor Road and the visibility from the access is good. The junction successfully serves the existing dwellings along Delph Mews. Forward visibility along Green Moor Road allows users of the highway to see the existing junction. The Google image below shows an indication of the available visibility looking west from the junction of Delph Mews with the highway.



6.39 The photograph below shows a view in the critical direction at the junction of Delph Mews with Green Moor Road. Visibility is excellent.



- 6.40 An increase in the existing number of vehicles using the local roads could be experienced as a result of this development however it is not considered that this small development of one dwelling would result in a material increase in traffic movements along the adjacent lanes.
- 6.41 It should also be noted that the applicant's land could be used for agricultural, grazing or horticultural purposes without the need for planning permission and with no control over vehicle movements and with no parking or turning provision.
- 6.42 It is therefore considered that a suitable site access can be delivered which would provide safe access to one new family dwelling. It is also worthy of note that the appeal inspector who considered an appeal in relation to the 2005 planning application for a dwelling on this site concluded that the proposed access was acceptable.
- 6.43 Subject to appropriate conditions, the proposed development can therefore be delivered in a manner which is in the best interests of highway safety. There is no evidence that the proposed use of the access would result in unacceptable impact on highway safety or that the residual cumulative impacts on the road network would be severe (test at Paragraph 111 of the NPPF 2021).

7.0 Conclusion

- 7.1 The site is scrubland, low lying relative to the adjacent right of way, and softened visually in longer views by the levels, boundary walls, surrounding trees and existing dwellings. At the same time, in local views, the site is seen as part of the village of Green Moor and particularly in the context of the dwellings along Delph Mews and Stoneway Mews.
- 7.2 The site offers the opportunity to deliver an attractive and high-quality, residential development of one single storey family home with a green roof. There is a significant need for new housing across the country.
- 7.3 It is considered that the proposed scheme would be a sustainable development in terms of the three strands set out in the NPPF. The development would make more efficient use of this poor quality, unattractive land within the urban fabric of the village, and would deliver one high-quality bespoke home.
- 7.4 The proposed plan shows how one dwelling with a garage, parking and amenity space could be accommodated comfortably on this site whilst preserving the character and amenity of the area and the amenity of neighbours.
- 7.5 The proposed means of access would not result in severe highway safety harm.
- 7.6 No significant or demonstrable harm has been identified in considering this proposal. It is concluded that the development would comply with the relevant Development Plan Policies, be sustainable, and should be approved without delay.
- 7.7 To grant permission would therefore be in accordance with Government Policy set out in the National Planning Policy Framework which aims to deliver “a wide choice of high-quality homes”.