

---

**2023/0986**

Miss S Dunlavy

Demolition of existing bungalow and erection of one detached bungalow.

The Bungalow, 120B St Georges Road, Barnsley, S70 1HA

---

### **Site Location & Description**

The application relates to a plot of land located off St Georges Road a residential street in close proximity to Barnsley Town Centre and characterised by stone fronted terraced properties. The site is located between an end terraced dwelling and a hair salon at a bend in the road.

The site which is triangular in shape is currently overgrown and occupied by a derelict single storey, doubled pitched, red brick property, located in the north-eastern corner of the site to the rear of the properties fronting onto Park Grove. Access to the site can be taken from St Georges Road and from Hawthorne Street, with vehicular access taken via Hawthorne Street under an archway situated between 1 and 3 Hawthorne Street. The site is enclosed by approximately 1.8m red brick wall to all boundaries with an alleyway running along the rear boundaries of the properties fronting onto St Georges Road, Hawthorne Street and Park Grove.

### **Planning History**

2023/0380 Demolition of existing bungalows and erection of a pair of semi-detached bungalows refused October 2023 for the following reasons

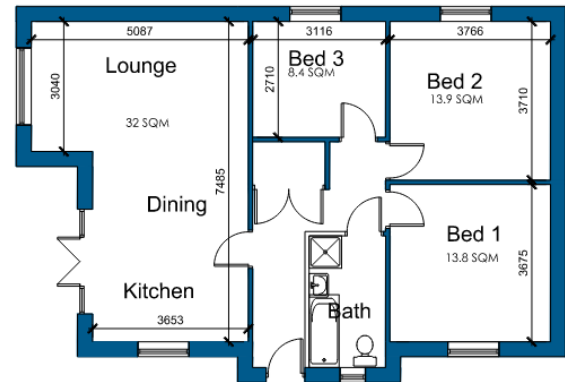
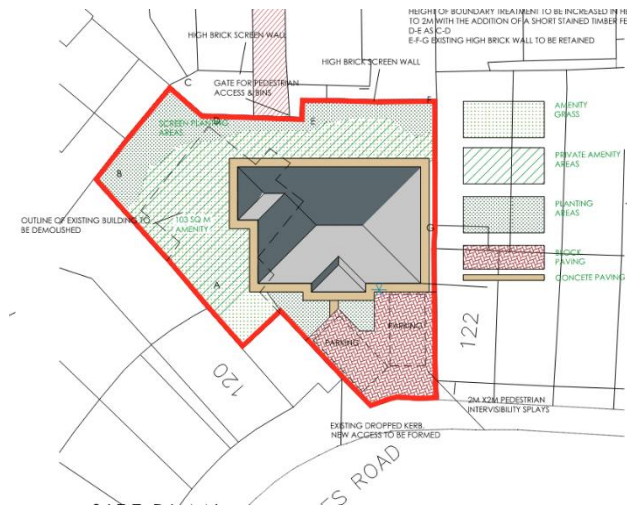
*The proposal is contrary to Local Plan Policy GD1, D1, the Council's SPD for Design of Housing Development as well as NPPF paragraph 134 which seek for residential development to raise the design standard in the area, contribute to creating mixed and balanced communities and result in high quality standards of living for existing and future communities. The two proposed dwellings are shoehorned onto a tight, completely enclosed site with a very narrow frontage, which is not considered to be of sufficient size to appropriately accommodate two dwellings. This would result in a poor quality cramped form of development with plot 1 being positioned in a poor-quality backland location with limited soft landscaping opportunities within the site and a car-dominated frontage. Consequently, in the opinion of the Local Planning Authority, the proposal represents a substandard and incongruous form of development in the street scene, having a detrimental impact on the visual amenity of the area and on the delivery of a suitable mix of new homes.*

*The proposed development is considered to be contrary to Local Plan Policy GD1 and H6, the SPD for Design of Housing Development and NPPF paragraph 8b in that it does not offer sufficient outlook from the habitable room windows of the proposed plots, with both plots front facing windows looking partially onto the side elevation of neighbouring properties with an area of soft landscaping to the immediate front of these windows. Also, the bedroom for plot 2 would be in close proximity to the parking area serving both plots and the pedestrian path serving plot 1. Additionally, plot 2's rear facing elevation windows look directly onto a high brick wall at a distance of 5m, offering little outlook. Further, there is little expansion potential within the site for either property which would limit the potential use of the site, with a high likelihood that the plots would not cater for larger or expanding households over and above serving the limited needs of one-bedroom households. Consequently, it is the opinion of the Local Planning Authority that the proposed development would not produce a high standard of residential development for the long term, alongside not ensuring adequate living accommodation for future residents.*

### **Proposed Development**

Planning permission is sought for the erection of 1no detached single storey dwelling. The scheme involves a parking area for 2no vehicles along with a soft landscaped area to the front of the dwelling.

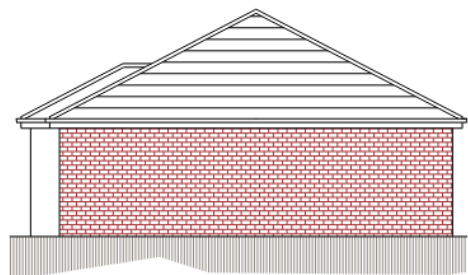
The dwelling is to be constructed from natural coursed sandstone to the front elevation and Forterra Southdown multi facing brick to the side and rear elevations and light grey render to the front and side elevations of the forward projection. It is proposed to use Marley Modern dark grey roof tiles and to install UPVC windows in white.



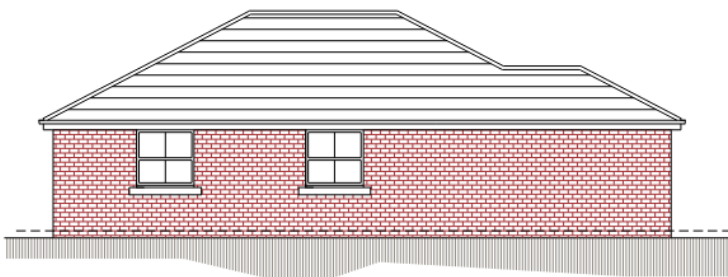
PLAN



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

## 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.

### Local Plan

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

Policy H4 Residential Development on Small Non-allocated Sites  
Policy H9 Protection of Existing Larger Dwellings  
Policy GD1 General Development  
Policy D1 High Quality Design and Place Making  
Policy T4 New development and Transport Safety  
Policy Poll1 Pollution Control and Protection

Supplementary Planning Documents (SPD)  
Supplementary Planning Document – Design New Housing Development  
Supplementary Planning Document – Residential Amenity and Siting of Buildings  
Supplementary Planning Document – Parking  
The South Yorkshire Residential Design Guide (SYRDG)

### National Planning Policy Framework (NPPF) - December 2023

The National Planning Policy Framework 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.

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 60 - 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

Paras 75-79 - reiterates the importance of a deliverable supply of homes to meet the needs of the district.

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, beautiful, and sustainable 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 136 – trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible.

Para 139 - Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Para 180 – Planning policies and decisions should contribute to and enhance the natural and local environment.

## **Consultations**

Biodiversity - No objections subject to conditions.  
Highways DC – No objections subject to conditions.  
Drainage – No objections – details to be checked by Building Control.  
Pollution Control – No objections subject to conditions.  
SYMAS – No objections subject to conditions.  
Coal Authority – No objections subject to conditions.  
Yorkshire Water - No objections received.  
Public Rights of Way - No objections received.  
Demolition - No objections received.  
Ward Councillors – No objections received.

## **Representations**

Neighbour notification letters were sent to the surrounding residents and a site notice was posted adjacent to the site; two letters have been received. One which raises no objection to the demolition and replacement of the bungalow, however they have requested that the boundary wall is made good as it is in a state of disrepair. One other comment has been made in relation to the effect of removing rubble from the site and that parking is a current issue.

## **Assessment**

### Principle of Development

Local Plan Policy H4 'Residential Development on Small Non-allocated Sites' states that proposals for residential development on sites below 0.4Ha will be allowed where the proposal complies with other relevant policies in the plan. 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 peoples living conditions, road safety and design.

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. In addition, development will only be granted where it would maintain visual amenity and not create traffic problems/reduce highway safety. An assessment of the proposals against those criteria is set out within the sections of the report below.

### Residential Amenity

The SPD Design of New Housing Development states that 'in order to ensure adequate levels of privacy are provided/ maintained, to ensure residential development does not result in unacceptable levels of loss of outlook and in order to provide adequate amenity, development will be expected to comply with external spacing standards. The proposed dwelling is to replace an existing dilapidated dwelling albeit on a slightly larger footprint and altered siting, sitting between 2no two-storey dwellings on a similar orientation.

The proposed dwelling has been sited to limit its impact on the neighbouring properties and complies with the guidance set out in the Supplementary Planning Documents and South Yorkshire Residential Design Guide in relation to separation distances and back to side relationships and overshadowing and loss of outlook.

The dwelling would be sited adjacent to the boundary with 122 St Georges Road, which could lead to an increase in overshadowing of the garden area and a loss of outlook. However, it is considered that any overshadowing would be limited due to the dwelling's orientation to the north-east of the potentially affected dwelling and whilst the proposed dwelling would intersect the 45-degree quadrant from the rear elevation of 122 St Georges Road, the proposed dwelling is designed with a low eaves level and a hipped roof which slopes away from the boundary lessening the impact of the proposal on the neighbouring dwelling and therefore it is considered it would not result in a loss of outlook.

The majority of the windows proposed are on the front and rear elevations, which are located a sufficient distance from the respective boundaries not to increase levels of overlooking. It is acknowledged that the windows on the rear elevation would be located within close proximity to the rear boundary, however given the property is single storey, the proposed boundary treatments would provide sufficient screening not to increase overlooking of the surrounding properties. whilst there are habitable room windows located on the north-eastern side elevation, they are located a sufficient distance from the respective boundary not to increase overlooking. The applicant has provided details of the boundary treatments, with the boundaries being made up-to 2m by the inclusion of a stained timber fence atop the existing brick walls. This increase to 2m falls within the parameters of permitted development and are not considered to be detrimental to the surrounding residents.

It is acknowledged that the proximity of the windows to the boundaries could reduce levels of natural light and reduce levels of outlook, however the bedroom windows are located on the southern elevation with significant glazing along the north-eastern and north-western elevations serving the open plan living/dining/kitchen area, which is considered sufficient not to impede the amenity of the occupants.

The property is proportioned with the overall floor area of the property exceeding the technical guidelines set out in the South Yorkshire Residential Design Guide, with the rooms within the proposed dwelling meeting the requirements of the SYRDG; in addition, the private amenity space provided exceeds the requirements for a dwelling of this size. However, as mentioned previously,

the dwelling is within close proximity of the boundaries and therefore, to protect the amenity of surrounding residents and the occupiers of the property, permitted development rights are to be removed.

It is in this regard that the proposed development complies with SPD Designing New Housing Development, Local Plan Policy H4 Residential Development on Small Non-allocated Sites and Local Plan Policy GD1 General Development.

### Visual Amenity

Local Plan Policy D1 emphasises the importance of retaining the character of the area and protecting the street scene when considering proposals for new dwellings on small infill plots. It is acknowledged that the scheme proposes a single storey dwelling between two two-storey properties, however the shape of the plot and the separation distance between the two existing dwellings is significant and is not replicated elsewhere within the street scene.

The dwelling has been designed to harmonise with the neighbouring dwellings and the wider street scene, in that it is to be constructed from natural stone to the front elevation and red brick to the side and rear elevations and grey tiled roof to match the neighbouring dwellings. Bungalows which are juxtaposed with 2 storey dwellings are not normally acceptable, however the principle has already been established given that a single storey dwelling is located on this site, albeit in a different location. The inclusion of the proposed dwelling would open the site to St Georges Road resulting in an active frontage and given the dwelling would be set back from the highway and between two rows of terraced properties which are located at an angle to each other, the proposal would not appear an ad hoc, or an alien feature within the street scene.

Whilst off-street parking has been provided to the front of the dwelling, it does not dominate the front of the property due to the shape of the plot which narrows along St Georges Road, in addition some level of planting has been provided which will soften the hard landscaping. As such it is not considered that the proposed dwelling would form a dominant feature within the street scene and is therefore unlikely to be out of character with the area, as such the proposed development complies with Local Plan Policy D1 and is acceptable.

### Highway Considerations

The site is currently occupied by a single detached bungalow which takes pedestrian access from St Georges Road to the north and also takes both vehicular and pedestrian access from Hawthorne Street to the south. The existing vehicular access from Hawthorne Street is via a long narrow passageway between two terraced houses and is substandard in terms of pedestrian visibility.

Given the substandard nature of the existing vehicular access and the lack of scope to improve it, the proposals seek to create a new vehicular access from St Georges Road which would serve the driveway/frontage parking area. The proposals provide the required two off-street parking spaces, and the site layout plan shows that the spaces meet the required dimensions. An existing dropped kerb is already in place at the proposed access point due to the majority of St Georges Road having a dropped kerb to both sides of the road in order to facilitate the on-street parking of vehicles which is prevalent.

Highways have been consulted on the proposed development and have raised no objections to the proposal subject to the inclusion of conditions requiring the driveway to be constructed from a solid bound material and that pedestrian intervisibility splays are maintained at the St Georges Road access, they take the view that, on balance, the scheme is acceptable from the perspective of highway safety.

The site is sufficient to accommodate a dwelling of this size and the required number of parking spaces in accordance with the requirements of Supplementary Planning Document, Parking and as such the proposal is acceptable and in compliance with Local Plan Policy T4 New development and Transport Safety.

#### Other Issues

Biodiversity - A bat survey has been submitted as part of the application, Biodiversity officers have been consulted on the application and have raised no objection to the proposal or the recommendations within the bat survey. Biodiversity have requested that in line with the recommendations of the report, a condition requiring the provision of a bat box and bird box is included.

#### Conclusion

The development ensures that adequate levels of amenity are retained for the neighbouring residents and future occupiers of the proposed dwelling. The erection of 1no 3bed property, replaces an existing dilapidated dwelling, which whilst only a small contribution, would add to the housing supply. On balance, it considered that the erection of the detached dwelling is acceptable and in compliance with Local Plan Policies H4, GD1, D1 and T4.

#### **Recommendation**

**Approve with conditions**