2022/0949

Mr Mark Spooner

Outline application for erection of detached dwelling with all matters reserved

59 Huddersfield Road, Darton, Barnsley, S75 5NG

No Planning History

Description

59 Huddersfield Road is a semi detached dwelling with a side attached garage. The property is accessed off the main A637 Huddersfield Road and currently has parking to the front/side of the property.

The property has been extended with a porch extension, a side lean to garage extension, summer house, workshop and a rear extension with balcony above. The property also has the benefit of a larger than average rear garden which includes a rear workshop and a further piece of land to the rear of number 61.

The immediate street scene consists of semi detached dwellings to Allendale Road to the east and along Huddersfield Road there are a mix of large detached and smaller semi-detached dwellings. Huddersfield Road rises to the west, therefore number 61 to the west is set at a higher level. This property is also set forward of the building line.









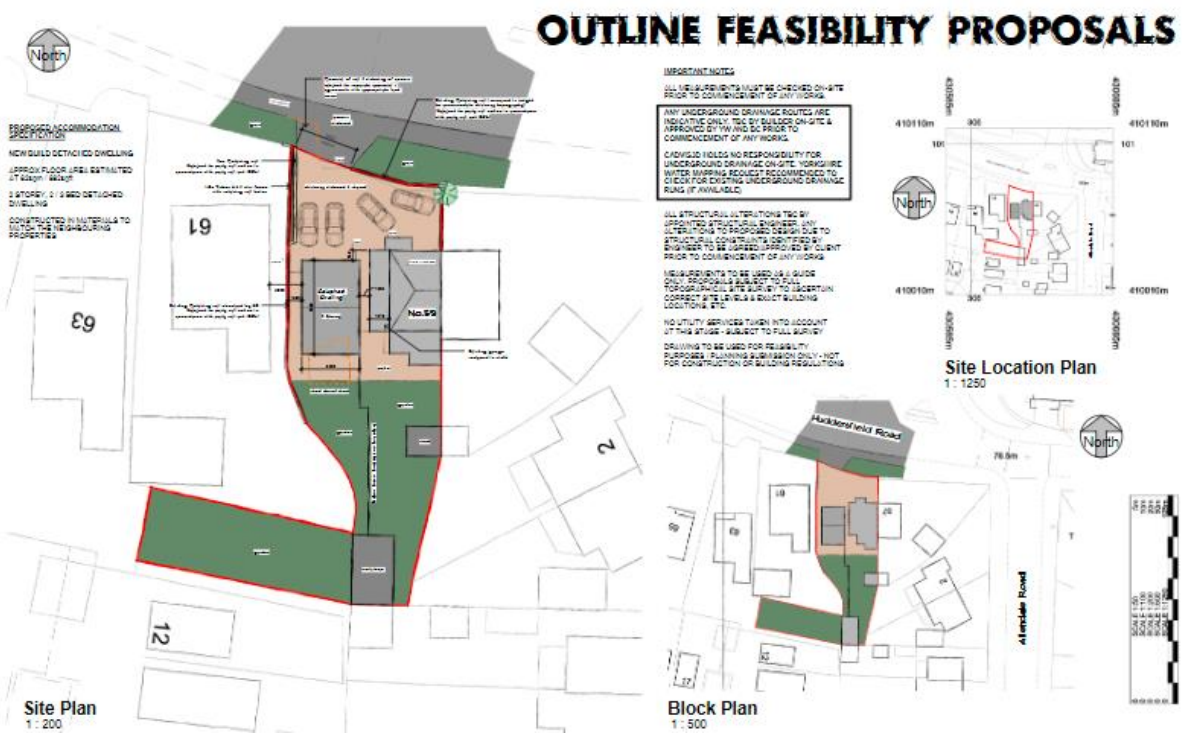




Proposed Development

The application is in outline with all matters reserved. A site plan has been submitted showing the indicative layout and siting of the proposed dwelling. The site plan shows a shared widened access with parking to the front of number 59 and to the front of the proposed dwelling. The plan indicates that the proposed dwelling would be a two storey property.

The indicative site plan shows the site split in two with part of the rear garden to the rear of number 61 Huddersfield Road allocated to the proposed dwelling. The plan also shows the existing side garage to number 59 to be reduced in width and the existing summer house demolished.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

The site is set within Urban Fabric as shown on the Local Plan Maps, therefore the following polices are of relevance:-

GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.
H4 Residential Development on Small Non-allocated Sites, proposals will be supported where they a located on previously or part developed land, are within a village, are accessible and have good access to a range of shops and services.
T3 'New Development and Sustainable Travel'
T4 'New Development and Transport Safety'
D1 'High Quality Design and Place Making'
Poll1 'Pollution Control and Protection'

<u>SPD's</u>

-Design of Housing Development
-Parking

<u>Other</u>

South Yorkshire Residential Design Guide

<u>NPPF</u>

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.

Consultations

Highways – Object - see report below for details of their objections

Drainage – Details to be checked by Building Control

Yorkshire Water – No comments received

Ward Councillors – No comments received

Pollution Control – No objection subject to conditions

Representations

1 objection has been received which raises the following concerns:-

- A detached property would be out of keeping with the design of the pair of semi detached dwellings
- Overdevelopment of site
- Impact on parking
- Highway Safety
- Overbearing impact/impact on outlook
- Loss of light
- Loss of privacy

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 immediate area is purely residential and as such the use of the site for residential uses would be in keeping with the locality.

Residential Amenity

As this is an infill plot, one of the main considerations would be the impact of the proposal upon the residential amenity of the surrounding residential properties. Objections have been received from a neighbouring resident with regard to the impact of the proposal upon residential amenity by way of loss of privacy, overbearing/loss of outlook and overshadowing impact. The SPD Designing 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 overshadowing or loss of outlook and in order to provide

adequate amenity space, development will usually be expected to comply with the external spacing standards.'

The site is set within a predominately residential area therefore there are other dwellings which surround the site. The indicative siting of the dwelling shows that the separation distances set within the SPD could be met. The adjacent neighbouring dwelling, number 61 has a two storey element to the rear therefore any proposed dwelling if located in the area shown on the indicative site plan should not cause any significant overbearing or overshadowing impact. However, whilst the proposal may meet the required separation distances to habitable room windows of the adjacent dwellings, due to the constrained nature of the site, the dwelling would be set in close proximity to the adjacent dwellings and would share parking/access with number 59. The existing residents of the dwellings adjacent to the site would experience a material increase in the amount of noise and disturbance, due to the additional activity and vehicular traffic associated with the proposed new dwelling in close proximity. The proposal therefore represents an undesirable form of infill development, which, would be materially detrimental to the amenities of the future occupiers and adjacent residents. In such regards the proposal is contrary to Policies GD1 and the Council's Supplementary Planning Document 'Designing New Housing Development' and The South Yorkshire Residential Design Guide.

The SPD and South Yorkshire Residential Design Guide provides guidance in relation to amenity areas and states that 'rear gardens of proposed dwellings should be at least 50sqm in the case of two bedroom houses/bungalows and 60sqm for houses/bungalows with three or more bedrooms.' The proposed and existing dwelling would have amenity areas of over 60sqm. At this stage, it is unclear whether this would be a 2 or 3 bed property, however assuming both dwellings are of 3 bedrooms, the proposed dwelling and number 59 would have sufficient garden areas. The footprint of the building shown on the indicative site plan would also mean that the proposed dwelling would provide sufficient internal amenity space in accordance with the spacing standards.

Design and Layout

Developments on infill sites should, in accordance with the guidance contained in the SPD contribute to the character and appearance of an area. In particular, new buildings should follow existing building lines and respect the existing pattern of development.

The immediate street scene consists semi detached dwellings to the east and larger detached dwellings, set in spacious plots, to the west on Huddersfield Road. The proposal would infill a small gap between the properties, and would result in small, thin, detached property being squeezed into this small space. The proposed dwelling would appear out of character with the large detached dwellings to the west and the proposed layout, with parking to the frontage of the existing and proposed dwelling, would not be in keeping with the spacious nature of the existing plots and the street scene.

The proposed dwelling would therefore be contrary to Local Plan Policies GD1 and D1, the Council's Supplementary Planning Document 'Designing New Housing Development' in that the siting of the proposed dwelling would not reflect the character and spacious setting of the surrounding properties and would appear cramped within this restricted site. The proposal therefore represents an undesirable form of infill development and as a consequence, would emerge as an unduly intrusive feature in the street scene to the detriment of visual amenity.

Highway Safety

The highways section have been consulted and have raised concerns with regard to the proposal and access. Whilst the application is in outline with all matters reserved, the access to the site is limited and can only be accessed via Huddersfield Road.

The site is located on an A637 Huddersfield Road, a classified road with a 30mph speed where it passes the site, opposite the junction with Parkside Way. The application proposes a detached dwelling with access to the site being gained from the existing access from A637 Huddersfield Road. As the use will be intensified, the existing access will need to be widened to 4.5m for a minimum length of 5m to allow 2 vehicles to pass. This is required to prevent vehicles waiting on A637 Huddersfield Road causing obstruction while vehicles emerge from the site. The indicative site plan shows the access widened to 5.602m which would be acceptable, however the proposal fails to provide on-site turning facilities on site. As the A637 Huddersfield Road is a classified road, on site turning allowing all vehicles to enter and leave in a forward gear is required, particularly in this location where reversing out onto a classified road opposite the busy junction with Parkside Way would be detrimental to highway safety.

In terms of parking provision, the SPD parking requires that 2 parking spaces are provided for a 3+ bedroom dwelling. The indicative site plan shows the proposed development with 4 parking spaces which is an acceptable level of parking, however, the layout of the spaces is unacceptable as it does not provide on-site turning, which is required for all developments on a classified road. Given that the area of land to the front of number 59 and the proposed dwelling is very limited in size, it would be very difficult to provide a suitably sized dwelling and provide turning and parking areas for both the proposed and existing dwellings.

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Given the above, the proposal fails to comply with Policy T4 of the local plan which requires new development to provide safe, secure and convenient access.

Recommendation

Refuse