
2025/0692

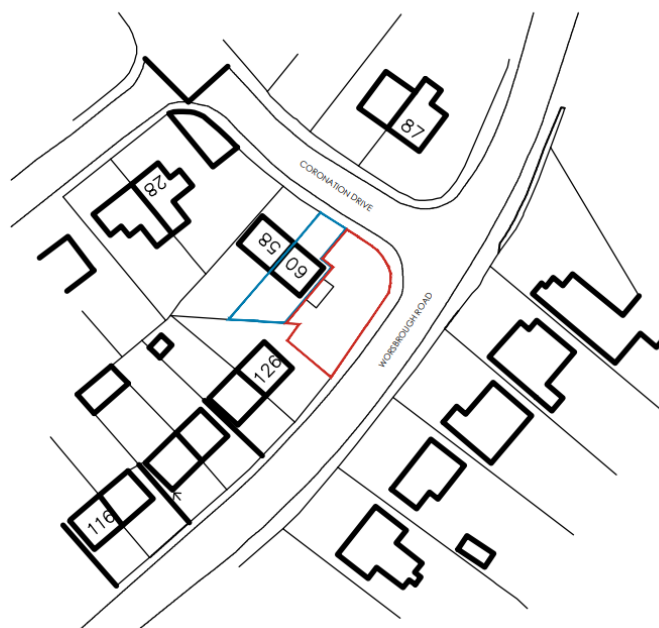
Mr Ian Goulding

Land adjacent 60 Coronation Drive, Birdwell, Barnsley, S70 5RL

Erection of 2 storey detached 2-bedroom dwellinghouse with associated parking and landscaping

Site Description

The application relates to plot of land at the corner of Coronation Drive and Worsbrough Road which forms part of the existing domestic curtilage of 60 Coronation Drive. The development site comprises areas of grass and hardstanding. It is set below Worsbrough Road and is accessed from Coronation Drive and is bounded by a stone wall and vegetation to the north, east and south. The surrounding area is principally residential characterised by two-storey detached and semi-detached dwellings of a similar scale and slightly varying appearance and detached bungalows. The site is located close to the outer edge of the surrounding built environment with St Mary's Cemetery and Green Belt land to the north-east.



Planning History

2024/1067 - Erection of 1no detached dwelling (Outline application with access and layout considered at this stage) – approved with conditions

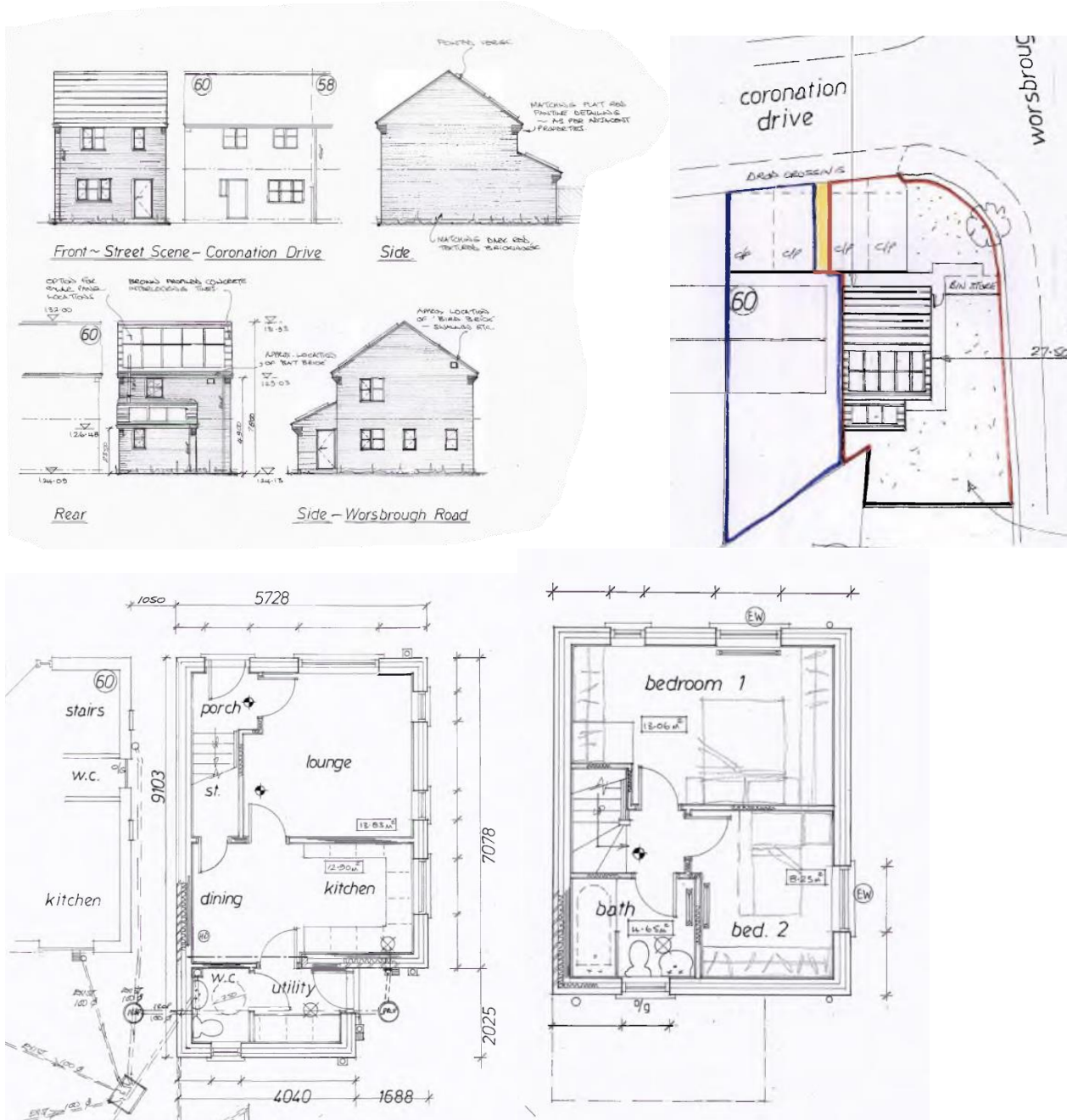
Proposed Development

Following on from the approval of application 2024/1067, which was an outline including access and layout, the applicant discovered the drains were closer to the proposed dwelling footprint than previously thought. As such, the layout previously approved could not be built out and the width of the dwelling needed to be reduced to meet the required stand off distances. As such, this application has come forward as a full rather than a reserved matters application.

The site access and parking allocation remains as previously approved. As outlined above, the plot is narrower than previously approved and the main front and rear elevations retain a similar building

line to number 60 adjacent. However, this proposal includes a single storey lean-to at the rear to make up for the lost floor space. As previously approved the gardens would still wrap around the property on 3 sides.

Internally the dwelling would accommodate a lounge, dining kitchen, utility room and W/C on the ground floor and 2 bedrooms and a bathroom on the first floor.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation – Urban Fabric

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. In reference to this application, the following policies are therefore relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy H1: The Number of New Homes to be Built.***
- ***Policy H4: Residential Development on Small Non-allocated sites.***
- ***Policy LG2: The Location of Growth.***
- ***Policy GD1: General Development.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy T3: New Development and Sustainable Travel.***
- ***Policy T4: New Development and Transport Safety.***
- ***Policy D1: High quality design and place making.***
- ***Policy BIO1: Biodiversity and Geodiversity.***
- ***Policy CL1: Contaminated and Unstable Land.***

Supplementary Planning Document(s)

- ***Trees and hedgerows (Adopted May 2019).***
- ***Design of Housing Development (Adopted July 2023).***
- ***Walls and Fences (Adopted May 2019).***
- ***Biodiversity and Geodiversity (Adopted March 2024).***
- ***Sustainable Travel (Adopted July 2022).***
- ***Parking (Adopted November 2019).***

National Planning Policy Framework (December 2024)

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant sections include:

- ***Section 5: Delivering a sufficient supply of homes.***

Paragraph 61. 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. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

– **Section 9: Promoting sustainable transport.**

Paragraph 116. 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, following mitigation, would be severe, taking into account all reasonable future scenarios.

– **Section 11: Making effective use of land.**

Paragraph 124. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

Paragraph 130(c). Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

– **Section 12: Achieving well designed places.**

Paragraph 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 135. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Paragraph 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. Conversely, significant weight should be given to:

- a) development which reflects 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; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

– **Section 15: Conserving and enhancing the natural environment.**

Paragraph 187(e). Planning policies and decisions should contribute to and enhance the natural and local environment by: preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.

Paragraph 187(f). Planning policies and decisions should contribute to and enhance the natural and local environment by: remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Paragraph 196. Planning policies and decisions should ensure that:

- a) *a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);*
- b) *after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and*
- c) *adequate site investigation information, prepared by a competent person, is available to inform these assessments.*

Paragraph 197. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Other Material Consideration(s)

- **South Yorkshire Residential Design Guide 2011 (SYRDG).**
- **Planning Practice Guidance.**

Consultations

Biodiversity	No objections subject to conditions & Informatives.
Highways Development Control	No objections subject to conditions.

Mining Remediation Authority	<i>No objections subject to conditions.</i>
South Yorkshire Mining Advisory Service	<i>No objections subject to conditions.</i>
Yorkshire Water Services Ltd	<i>No objection subject to conditions.</i>
Local Ward Councillors	<i>No comments.</i>

Representations

Neighbour notification letters were sent to surrounding properties. A site notice was placed nearby. No representations were received.

Assessment

Principle of Development

A detached dwelling on the site has been approved (Ref: 2024/1067) under current policies and guidelines, albeit in outline form with access and layout considered. However, the outline established that the principle of residential development on the site is acceptable. The only reason a reserved matters application has not come forward on the back of the outline, is that following further investigation works the dwelling would have been within drainage stand-off distances and had to be reduced in width.

Local Plan Policy H4: Residential development on small non-allocated sites, sets out that proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies in the Plan.

The principle of development is underpinned by Policy H4 subject to compliance with other relevant policies in the plan. The development site is in an area that is principally residential, which comprises a mix of two-storey detached and semi-detached dwellings and detached bungalows. The proposal for the erection of a two-storey detached dwelling would maintain an appropriate housing mix within the local area, and as such, the use of the development site for residential uses would be in-keeping with the local character.

The Design of housing development SPD has a dedicated section regarding development on corner sites which establishes that such development can be particularly difficult to design sensitively, and in addition to general criteria, proposals should usually be designed in compliance with the criteria for infill and backland development. The proposed development is aligned with the characteristics of infill development. The section for infill development requires proposals, amongst other things, to comply with external spacing standards.

Considering the above, the principle of development is considered acceptable, subject to compliance with other relevant policies in the plan and all other material considerations, as discussed under the headings below;

Impact upon Residential Amenity

Development is acceptable if it would not have a significant adverse effect on the living conditions and residential amenity of existing and future residents and neighbouring properties. Development will also be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in pollution which would unacceptably affect or cause a nuisance to the natural and built environment or people.

Paragraph 4(4) of the Design of housing development SPD sets out that 'proposed habitable room windows at first floor level and above should be a minimum distance of 10 metres from the boundary of any private garden which they would face'.

Paragraph 4(5) of the Design of housing development SPD states that 'walls without habitable room windows (usually side elevations) should be at least 12 metres from habitable room windows'.

Paragraph 4(7) of the Design of housing development SPD states 'distances between new buildings and existing dwellings may be relaxed depending on several factors including site level relationships, existing screening or landscaping and each case will be judged on its merits, but detailed information must be submitted to demonstrate that adequate levels of amenity would be retained for existing residents and provided for residents of proposed dwellings.

Paragraph 4(6) of the Design of housing development SPD states that the 'rear gardens for proposed dwellings should be at least 60 square metres for dwellings with three or more bedrooms. Smaller gardens may be acceptable on corner plots if privacy and daylighting can be maintained.

The plans show that adequate separation distances can be achieved between the proposed dwelling and the existing dwellings opposite Coronation Drive and Worsbrough Road. The proposed rear elevation just falls short of the 12m recommended to the side elevation of the dwelling to the Southwest at circa 10m. However, the proposed dwelling is orientated to the North, it is on a slightly lower level, and the neighbouring dwelling does not have habitable room windows on that elevation. Furthermore, there are no habitable room windows proposed on the rear elevation of the proposed dwelling.

The NPPF and the Design of housing development SPD allows for some flexibility if living standards would be acceptable. In this instance, a flexible approach has been applied, and it is considered that the proposal could achieve reasonable levels of amenity, including privacy and outlook, for both the occupant(s) of 126 Worsbrough Road and the potential future occupant(s) of the proposed dwelling.

It is acknowledged that the proposed dwelling is located in close proximity to number 60 Coronation Drive. However, it is adjacent to an elevation which does not contain habitable room windows. The proposed front elevation aligns with the neighbouring property and the rear elevation only marginally projects beyond the neighbouring rear elevation. There is a single storey lean-to proposed which was not included at outline, but this has a modest projection at 2m and modest eaves and ridge height. As such, the proposed development would not significantly increase overshadowing or be an overbearing feature.

The proposed dwelling generally meets or exceeds the required internal spacing standards set out in the South Yorkshire Residential Design Guide and the gardens exceed the requirements set out in paragraph 4(6) of the Design of housing development SPD for a 2-bedroom property.

Number 60 Coronation Drive would lose a significant part of its garden as a result of the development and would have 51m² remaining which falls short of the 60m² required for a 3-bedroom property. However, the owner of number 60 has sacrificed that land, it was not imposed on them, and the previous outline application set the precedence for that remaining garden, as such, it does not warrant a refusal or amendment in this case.

It is acknowledged that there could be some disruption and nuisance caused to people in the locality during construction and demolition works. However, any impact is anticipated to be temporary and construction hours can be controlled by condition.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity. Subject to conditions, this is considered to weigh significantly in favour of the proposal.

Impact upon Highway Safety

The development is not considered to be prejudicial to highway safety; the development site benefits from an existing dropped kerb access and off-street parking arrangements off Coronation Drive. It is proposed that an additional dropped kerb would be installed and a parking area formed to the front of 60 Coronation Drive, which would provide satisfactory off-street parking arrangements for both 60 Coronation Drive and the proposed dwelling, in accordance with the Parking SPD and Local Plan Policy T4. Highways Development Control were consulted, and no objections were received subject to conditions.

Furthermore, access was considered under the outline application, and this full application keeps the same arrangements. In addition, the proposed dwelling only has 2 bedrooms rather than the anticipated 3 bedrooms at outline stage, as such, the proposed 2 spaces exceed the required 1 space for a 2-bedroom property set out in SPD 'Parking'.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety. Subject to conditions, this is considered to weigh moderately in favour of the proposal.

Impact upon Visual Amenity

Development is acceptable if it would remain subservient and would be of an appropriate scale and design. Development should also provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces.

The proposed dwelling would maintain the established building line to the front of the property and the elevation drawings demonstrate that the eaves and ridge height would also reflect the neighbouring dwellings. The design of the dwelling is relatively simple and, although it is acknowledged that it is a detached dwelling rather than a semi, as is the predominant character of the immediate area, it does reflect the neighbouring dwellings in scale and appearance i.e. roof style/pitch and fenestration sizing/placement. Materials will be conditioned to match the neighbouring dwelling.

The site is on a prominent corner location with views from public vantage points; however, the dwelling is set back from both Coronation Drive and Worsbrough Road. The footprint aligns with the building lines of both streetscenes and allows ample space for soft landscaping.

In terms of boundary treatments, a 1.8m high close boarded fence is proposed adjacent to the rear boundary but the more prominent boundary adjacent to the neighbouring highways proposes to retain the existing low stone wall with hedging planted behind it to provide privacy to the rear garden space.

Subject to conditions and further consideration at reserved matters stage, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.

Impact upon Biodiversity and Geodiversity

A PEA/BNG assessment and statutory metric has been provided to support the application. The applicant initially stated the application was a custom self build, however, they withdrew this and revised the application form to a standard build, as such, BNG is applicable. The submitted metric shows a 37% reduction. The submitted landscaping plan shows additional planting around the perimeter of the site but BNG will be conditioned to ensure a 10% net gain is achieved.

The report indicates that the habitats on the site are largely of low ecological value comprising hardstanding, vegetated garden, scattered trees and scrub, I agree with this assessment. None of

the habitats have potential to support protected species, therefore additional surveys are not required. However, there is the potential for hedgehog to be present on site, therefore precautionary working measures should be undertaken during site clearance and construction, as per the recommendations within the PEA report.

Bat and bird boxes will be required to be installed on the new dwelling as per the Biodiversity and Geodiversity SPD, alongside hedgehog highways and invertebrate boxes on any suitable trees.

Himalayan cotoneaster, a Schedule 9 non-native invasive species has been recorded on site. As it is illegal to cause the spread of non-native species in the wild this plant will require removal prior to the commencement of works.

The Council's Ecologist was consulted, and no objections were received subject to conditions. This application is subject to the Statutory Biodiversity Net Gain and Gain Plan conditions. The Gain plan should be prepared in accordance with the ecological details submitted and evidence of off-site mitigation or the purchase of units from a registered habitat bank provider will be considered when submitted to the LPA for consideration to satisfy the relevant statutory condition(s).

The proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable.

Impact upon Contaminated and Unstable Land

The development site is within a development high risk area as identified by the Mining Remediation (Coal) Authority and therefore, the application is supported by a Coal Mining Risk Assessment.

The submitted CMRA has been considered by the Mining Remediation (Coal) Authority (MRA) and South Yorkshire Mining Advisory Service (SYMAS), who were consulted.

The MRA states that the authority's information indicates that the development site lies in an area where historic unrecorded underground coal mining is likely to have taken place at shallow depths, and voids and broken ground associated with such workings may pose a risk to ground stability and public safety. The MRA states that the submitted CMRA reinforces the risks to ground stability posed by shallow coal mining workings and recommends the undertaking of an intrusive probe drilling investigation prior to development to ascertain the ground conditions and establish the presence or otherwise of mine workings and inform any necessary remedial works required. The MRA states that they concur with the reports' recommendations and intrusive site investigation works should be undertaken prior to development to establish the exact situation regarding coal mining legacy issues on the site. The MRA therefore raised no objections subject to conditions. SYMAS also raised no objections subject to conditions.

Subject to conditions, this is considered to weigh significantly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy CL1: Contaminated and Unstable Land and is considered acceptable.

Impact upon Drainage

As outlined above, the width of the dwelling has been reduced from that approved under the outline application. This was due to the discovery that the drain was located further into the site than previously anticipated. As such, to maintain the required stand-off distances to the drain the layout had to be amended. Yorkshire Water were consulted and raised no objection subject to conditions.

Subject to conditions, this is considered to weigh modestly in favour of the proposal.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal constitutes

acceptable development in respect of highway safety and residential and visual amenity and would comply with national and local planning policies and guidance, although further consideration will be required at reserved matters stage.

Recommendation –

Approve with Conditions