2021/1458

Stephanie Dunlavey

Reserved matters application for 9 dwellings (considering access, appearance, landscaping, layout and scale) in relation to outline application 2019/1523

42 Station Road, Darton, Barnsley, S75 5AA

History

92/1293 - Erection of bakery store, office and staffroom and formation of car park and landscaped area – Approved subject to conditions.

2019/1523 - Residential development of 9no. dwellings (Outline with All Matters Reserved) – Approved with conditions

Description

The application site comprises an area of land measuring approximately 0.35ha to the south of Station Road, Darton. The site is roughly flat, linear in nature and rectangular shaped. Towards the eastern end of the site are a cluster of traditional stone buildings which were formerly used as a bakery and butchers and sections of the buildings have also been let out for a variety of retail uses including a flower shop and hair salon.

The site has a large hardstanding area which was previously used for parking by the retail uses and now is used as informal parking for the adjacent residential properties, however this is at the applicant's discretion as the site is not fenced and access is not restricted to the site. There is also a grassed area set to the north west of the site which is adjacent to a single detached residential dwelling, number 2 Station Road.

The site abuts Orchard Croft, a small residential development to the east and beyond this is Darton Primary School. To the south of the site is an existing train line with a bridge access. To the north of the site on the opposite side of Station Road, residential is the predominant use with rows of red brick terraced properties known as Bridge Street, Dearne Street and School Street.


Bridge St
Station Rd
Dearne St
Station Rd
Originals Unisex
Hair Studio
Orchard Croft













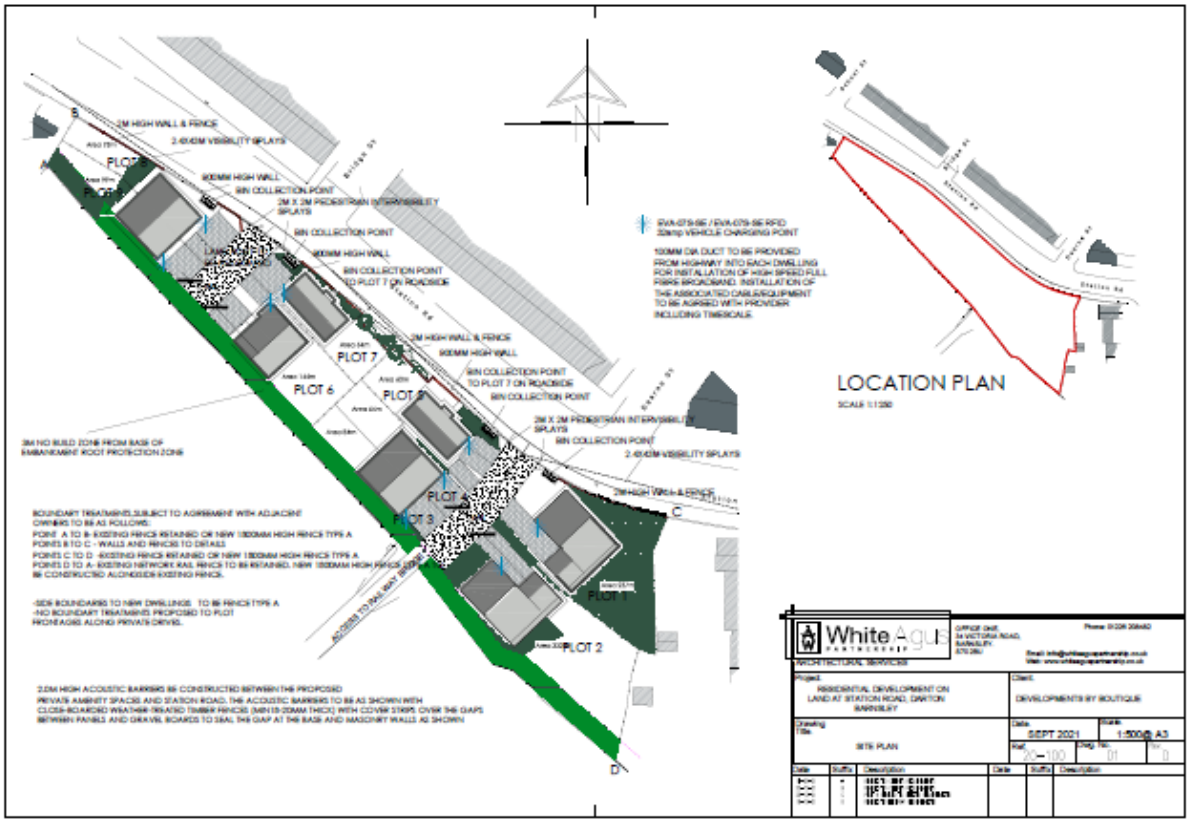
Proposed Development

The application is a reserved matters application for 9 dwellings (considering access, appearance, landscaping, layout and scale) in relation to outline application 2019/1523 at land at Station Road, Darton.

There are 4 different house types put forward, with 2 and 2 and a half storey dwellings proposed. The designs are fairly modern and include flat roof gable elements to the frontages on some plots and large windows and areas of glazing.

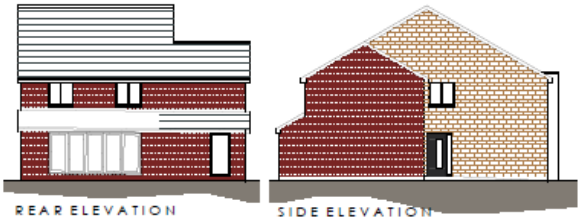
Plots 1 and 2 are 4 bed detached dwellings with integral garages
Plots 3,4,8 and 9 are 3 bed two and a half storey semi detached properties with rooms within the roofspace and dormer windows
Plots 5 and 7 are detached 3 bed dwellings, designed to face onto Station Road
Plot 6 is a detached 4 bed dwelling

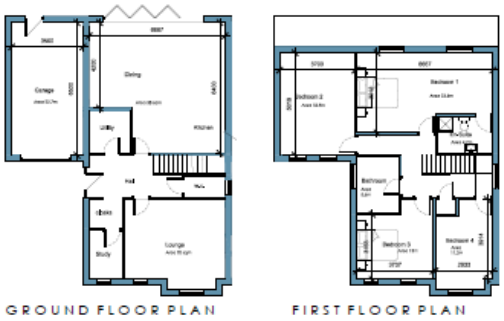
The existing access through the site to the railway bridge to be maintained and a buffer provided between proposed built form and adjacent trees/railway line. A street scene plan of the boundary treatments proposed to Station Road has been submitted with the application.



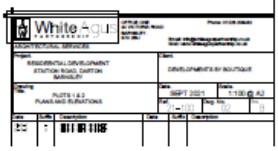
Site Plan





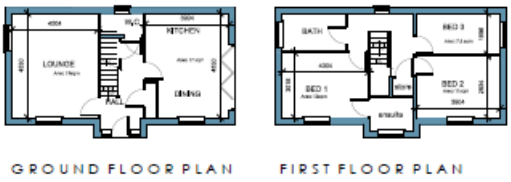


PLOT 2 SHOWN
PLOT 1 HANDED

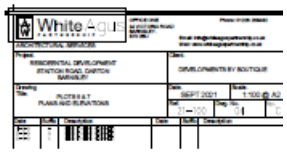


Plots 1 and 2



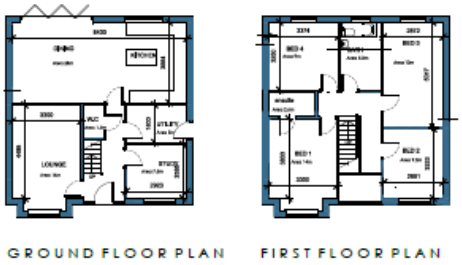


PLOT 5 SHOWN -PLOT 7 HANDED



Plot 7

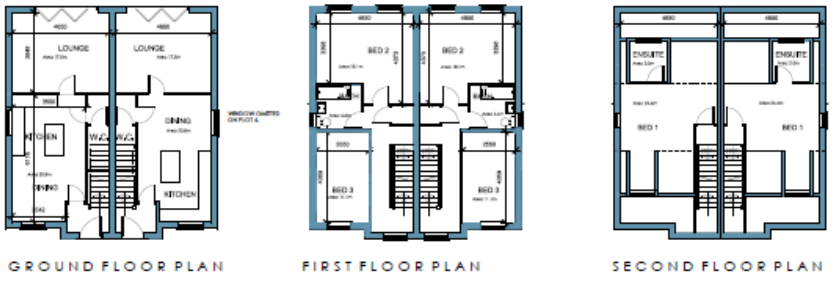


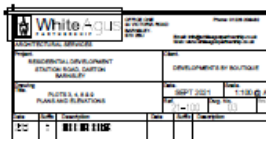




Plot 6







Plots 3, 4, 8, 9

Policy Context

The site is set within an area of Urban Fabric as allocated within the Adopted Local Plan.

The following policies are of relevance:-

GD1 General Development
H1 The Number of New Homes to be Built
H4 Residential Development on Small Non-allocated Sites
H6 Housing Density and Efficient Use of Land
LG2 The Location of Growth
T3 New Development and Sustainable Travel
T4 New development and Transport Safety
I1 Infrastructure and Planning Obligations
SD1 Presumption in Favour of Sustainable Development
CC1 Climate Change
CC4 Sustainable Drainage Systems (SuDS)
RE1 Low Carbon and Renewable Energy
D1 High Quality Design and Place Making
Poll1 Pollution Control and Protection
BIO1 Biodiversity and Geodiversity

SPDs

The proposals have been considered in relation to the following SPD's:-

-Design of housing development
-Parking
-Trees and Hedgerows

Other Guidance

South Yorkshire Residential Design Guidance

NPPF

The National Planning Policy Framework sets out the Governments 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

Biodiversity Officer – No comments received
Highways – No objection subject to conditions
Contaminated Land – No comments received
Network Rail – Suggested conditions
SYMAS – Condition required
Coal Authority – No objections, would like to be consulted on the discharge of condition 20 of the Outline approval
Tree Officer – No comments received
PROW Officer - No recorded PROW are affected by these proposals. The potential link under the railway bridge is currently fenced off and signs are in place on the bridge making it

clear to the public that Network Rail do not wish to dedicate a public right of way. Therefore I have no comments on the application.
Drainage – No objection subject to condition
Regulatory Services – No objection subject to conditions
Ward Councillors – Cllr Hunt 'I am supportive of the redevelopment of this land which is currently an eyesore. It is important that the access to the railway bridge is maintained for the nearby industrial estate and that appears to be the case from the plans.'
Yorkshire Water – No objections
Superfast South Yorkshire – Suggested condition

Representations

1 comment has been received which states:-

Will there be any compensation to council tax bills for noise and inconvenience of building work?

Assessment

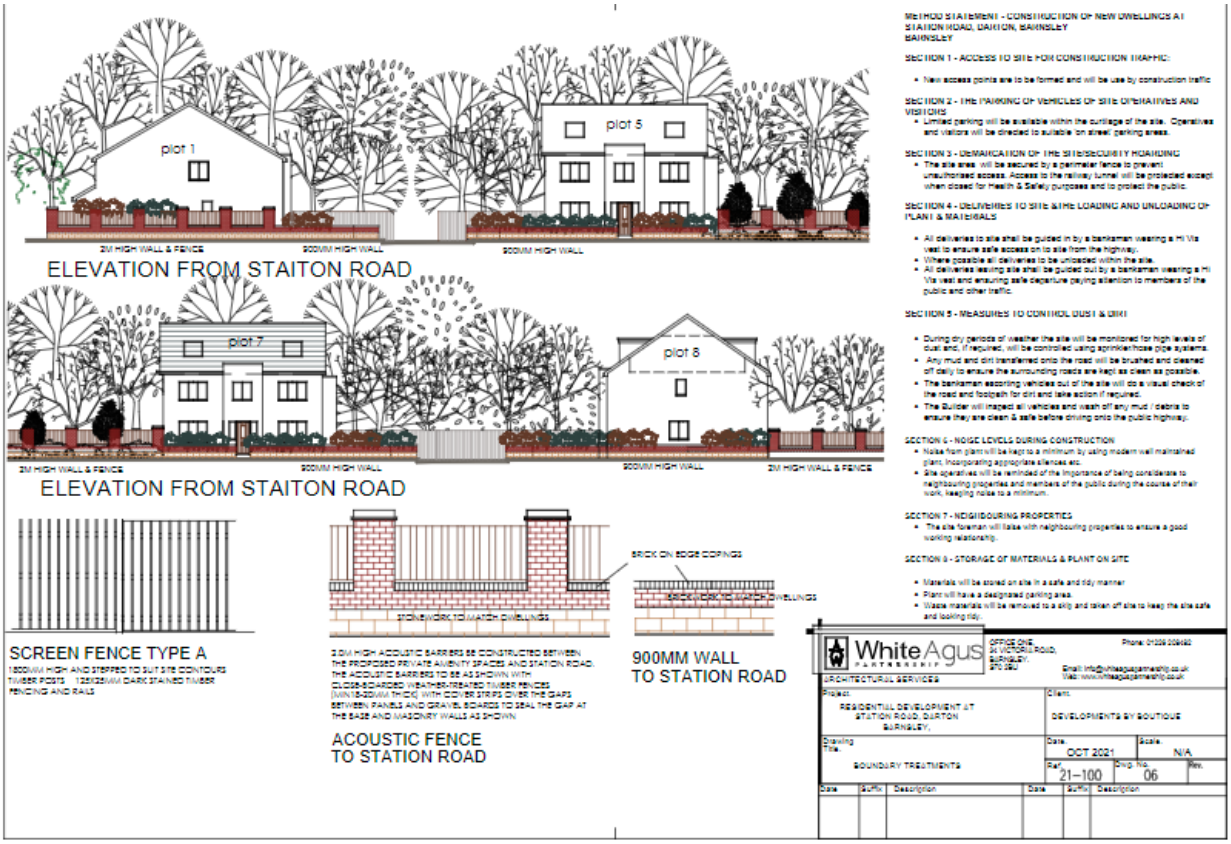
Principle of development

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 Station Road is predominantly residential and as such the use of this previously developed site for residential uses would be in keeping with the locality. The principle of residential development of the site has been accepted by the outline approval (2019/1523) for 9 units.

Visual amenity

The site has recently been fenced off and appears unkempt. The site is partly laid to grass and has areas of hardstanding previously used for parking. The stone buildings and wooden tower to the east of the site are to be demolished. These structures are of a low quality and their loss would not be significant and the redevelopment of this vacant site would significantly improve the visual amenity of this area of Darton.

Due to the restricted linear shape of the plot, the properties have been arranged around two private driveways. The layout has been designed with plots 5 and 7 having their main elevations facing onto station road which allows for an active frontage and reduces the amount of fencing/boundary treatments along Station Road. The plan below shows the mix of walls and fences to the Station Road frontage which is acceptable.



The submitted layout also shows the dwellings with parking to the front/sides and plots 1,2 5, 6 and 7 having small front gardens between the road and the front elevations. The Highways Section have been consulted and requested amended plans to show amendments to the parking spaces, visibility splays and bin collection points, which unfortunately has resulted in the loss of some of the landscaping areas to plots 8 and 9 which is regrettable, however it is necessary in order to provide sufficient visitor parking spaces. No formal soft landscaping or planting scheme has been submitted therefore it is felt that a landscaping condition should be included with any approval to ensure that there is sufficient planting on the garden areas which remain.

The design of the properties put forward is fairly modern, with large areas of glazing, large windows and flat roof gable elements. Given that there are only terraced properties set adjacent to the site and more modern dwellings on Orchard Croft, there is an opportunity to provide a more unique development on this site and that the proposal put forward will enhance the site. In terms of scale, the proposal also includes dwellings with rooms within the roof space and dormer windows. There are two and a half storey properties at the end of the terrace adjacent on Station Road, and there are flat roof dormer windows seen within the Station Road street scene and there are dormer style windows seen on Orchard Croft, therefore the scale of the proposal is in keeping with the existing pattern of development.

Overall, the proposal would enhance this part of Station Road and the design and layout of the properties put forward is acceptable. The proposal is considered to comply with Local Plan Policy D1 and the SPD Designing New Housing Developments.

Residential Amenity

The Supplementary Planning Document 'Design of Housing Development' provides guidance in terms of separation distances and other amenity requirements, in order to ensure that any

new development does not cause significant impact by way of overlooking, overbearing and overshadowing of existing dwellings and their private gardens.

The site plan shows that the relationships between existing and new properties are in compliance with the Councils spacing standards and should not cause any significant overlooking, overbearing or overshadowing impact. The layout proposed provides a good standard of living space and includes adequate sized gardens. The detailed internal room sizes also meet the required standards in accordance with the South Yorkshire Residential Design Guide. The site layout also allows for the retention of trees along the railway bank, with a 3m no build zone given to adequate separation between the trees and the new dwellings, therefore they should not cause excessive overshadowing in accordance with policy Local Plan GD1.

The site is set adjacent to the railway line to the southern boundary of the site, therefore the impact of the railway must be considered in relation to the amenity of future occupiers in terms of noise and disturbance. The Pollution Control Officer has been consulted and has confirmed that they are satisfied with the submitted noise report and the recommendations made within the report relating to glazing, ventilation and boundary fencing, which has been conditioned with the Outline approval in accordance with Local Plan Policy POLL1.

Concerns have been raised with regard to the impact of the construction period. Whilst this is not a material consideration, this can be controlled by a construction method statement and restrictions on working times to ensure the residents and the highway network are not adversely affected by construction vehicles, noise and dust issues during the development works in accordance with Local Plan Policy Poll1 Pollution Control and Protection.

Overall the proposal is considered acceptable when measured against the guidelines set within the SPD Design of Housing Development in terms of residential amenity and the proposal complies with Local Plan Policy GD1 of the Local Plan.

Highway Safety

The principle of the development of the site for 9 units has been accepted by the previous approval and the loss of this area for the informal parking of adjacent residents' vehicles has been address within the report for the Outline application. No further objections have been received in terms of highway safety or parking issues.

The Highways Section have been consulted and requested amended plans to show amendments to the parking spaces, visibility splays and bin collection points. The amendments have been submitted and the properties have been designed to be accessed from two separate access points from Station Road, with sufficient parking and turning areas. The Highways Officer has no objections to the application subject to conditions. The proposal is therefore considered acceptable in terms of Highway Safety in accordance with the SPD and Local Plan Policy T4.

Impact on trees

An Arboricultural Report and Impact Assessment by AWA Consultants dated November 2019 was submitted with the Outline application and considered by the Tree Officer. The site itself is generally unconstrained by trees and as such the Tree Officer has no objection to the development of this site in principle, subject to condition which has been applied to the Outline approval. No comments have been received from the Tree Officer to the Reserved Matters application. There are trees located on and just outside the boundaries on the railway embankment which have been considered as part of the layout plan and a 3m buffer is proposed to enable the retention and protection of the trees which is acceptable.

Other Matters

Other matters such as Biodiversity, Drainage, Flood Risk and Density/Impact on Local Services have been discussed and considered within the Officer Report for 2019/1523 and are still relevant to this application.

Recommendation

Grant subject to conditions