

Priory Road Planning Statement November 2024

Demolition of the existing church Our Lady of Perpetual Succour and replacement with 6 new dwellings at land off Station Road, Bolton-upon-Dearne, S63 8AD

Introduction

The existing site comprises the church of Our Lady of Perpetual Succour building and surrounding land. The existing building dates back to the 1960s and is in need of refurbishment. The site is not in the conservation area, has no tree preservation orders and is not near any listed buildings. The site currently has three points of access, two from Station Road and one from Priory Road.

The area is dominated by residential property with a scattering of other uses; commercial, religious etc. When viewed in this context, the site represents a significant opportunity in the built fabric. Given the application is for six new dwellings, in an established residential area, it is considered the use and scale of this scheme is in keeping with the character of the area.

Surrounding dwellings are a mix of ages and appearance. Generally, buildings are of 2-3 storeys maximum with masonry / render façades and pitched roofs. Terraced / semi-detached housing are common typologies. It is considered the proposed new dwellings will therefore be compatible with the streetscape on both bounding roads.

The front and rear gardens on site will maintain a high standard of residential amenity and will meet the requirements set out in the Local Plan.

The site is central in the village with bus routes and train links readily available within five minutes' walk. Road links lead from the B6098 to surrounding towns, regional and national road infrastructure.

Flood Risk and Drainage

The site is located in Flood Zone 1 where a flood risk assessment is not required given the low possibility of flooding. Initially soakaways are proposed subject to ground conditions.



Foul water drainage will be discharged into the existing network. There is a live combined manhole adjacent to 5 Priory Road. Surface water from the houses will be piped into a infiltration tank located in the rear gardens of each respective plot. The collection of surface water from the permeable tarmac surface will be collected on the low north side of the road, via road gully pots and distributed into an infiltration tank within the road area, not nearer 5m from any plot foundations. Soakaway testing to BRE365 has been undertaken and the micro-drainage calculations will determine the attenuation tank size, which shall be undertaken in due course.

Biodiversity

The site is previously developed brownfield land where the current building still remains. The proposed development will have no known impact on any habitats or the environment. The proposed soft landscaping areas will indirectly provide some biodiversity net gain to the benefit of the wider area.

Conditions 7 and 8 of outline approval 2022/0272 have been considered in this reserved matters application and will be addressed in more detail prior to commencement of the development.

Land Contamination

There is no known land contamination on site.

Involvement

As the application is for six new dwellings, in an established residential area, it is considered that this would not be an issue of concern for local residents. There are various dwelling types in the surrounding area and the addition of six 3-bedroom dwellings should enhance the local provision.

Issues of overlooking will be minimal and have been addressed as part of the scheme design to reduce potential concerns of neighbours. Enhancements have been made to the building positions beyond what was proposed and approved in the outline application (2022/0272). This has improved the daylighting / overlooking / overshadowing amenity for neighbouring properties and is addressed in more detail in the Design and Access Statement.

It is proposed that the statutory level of consultation as part of the planning application process will be sufficient involvement with the community considering the scale of this development.



Evaluation

The provision is for six new dwellings. It is considered that it will be compatible with the settlements size, character and setting, and the surrounding houses of a mix of ages and appearances. The site is close to local amenities, and landscaping and building design will offer a high standard of housing provision.

The site does not lie within a Conservation Area and is not close to any listed buildings.

There are other recent new dwellings and large extensions in the surrounding area.

The site is within walking distance of local facilities and is in an accessible location served adequately by public transport services.

The existing access to the site is from Station Road and Priory Road. Access from both roads is proposed in the reserved matters application but limited to a single vehicular access and typical pedestrian access for the use typology.

Conclusion

In terms of land use policies, the site is within the residential policy area where residential use is expected to continue. This is therefore considered to be the most appropriate use of the site.

The scheme proposes six new dwellings. The local services will be able to support the amount of development proposed. The proposed six new dwellings will be accessed from the existing amended access drives which currently serve the church parking.

The scale of the development is to be in keeping with the surrounding developments.

The need to "boost significantly the supply of housing" (paragraph 59 of the NPPF) is paramount. The proposal seeks outline permission for up to 6 dwellings which would make a significant contribution towards the housing land supply for the district. This fulfils the aspirations of the NPPF and in particular the economic role of sustainable development (in light of the three dimensions outlined in paragraph 8). The application site is located in a sustainable location within an existing built-up area. The proposed development would also create a significant number of new jobs during the construction period and a boost to the local economy from six new households. There would be further direct economic benefits in terms of additional council tax revenues.

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Environmental considerations; the application site is brownfield and constitutes infill development between existing housing stock and accessibility to various services, facilities and public transport. The proposal represents an appropriate form of sustainable development which is significantly supported in both national and local legislation, reusing brownfield land and providing widespread economic benefits. All relevant material planning considerations have been addressed and the development will have no negative impacts with regard to amenity, highway safety, biodiversity, visual amenity, flood risk and drainage.

Local Plan Policy GD1:

The proposal meets requirements in terms of separation distances with minimum 19m to the facing property on Priory Road, min. 24m to the facing properties on Station Road and no impact in terms of the 21m from habitable room to habitable room at the rear. Rear gardens all meet the minimum 60m² requirement for 3-bedroom dwellings. Two (33%) of the proposed six dwellings are designed to meet the adaptable homes / M4(2) criteria. The internal layouts meet the spatial requirements set out in the South Yorkshire Residential Design Guide.

Local Plan Policy D1:

This reserved matters application advances the proposals set out in the outline approval. It is considered the proposed design of the new dwellings is in keeping with the vernacular and building lines are maintained as closely as possible whilst providing adequate space for rear gardens, parking and access. The scale of the new dwellings aligns with neighbouring properties and relates to the existing topography.

Local Plan Policy T4:

The proposal allows for 1 parking space per dwelling in accordance with the Parking SPD. The proposal allows for the 2m x 2m required by Condition 10 of outline approval 2022/0272 and vehicular access / egress has been reduced to a single point with the re-alignment of the dwellings on Priory Road which in turn omitted the parking spaces at the back of pavement shown in that location in the outline approval.

Given all of the above the local planning authority is respectfully requested to view the proposal favourably.

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