

## 1.0 INTRODUCTION

- 1.1 Starling House is a detached family home built in the last quarter of 20<sup>th</sup> Century. It is located on the northern bank of the River Don and includes an extensive garden, which follows the line of the river to the bridge on Birks Lane.
- 1.2 The site is situated on the southern boundary of Millhouse Green where the settlement meets the surrounding Green Belt. The site which is part of the garden of Starling House contains mature and semi mature trees. These trees are not the subject of tree preservation orders.
- 1.3 Outline application reference 2020/0516 was refused on a range of issues including impact on trees and biodiversity as well as reference to tandem development and flood risk. This application addresses these concerns as follows;
  - A flood risk assessment has established that the proposed floor level of the property is above projected flood levels. A sequential test has established that there are no other small sites in the immediate area, which are available for development.
  - The concept of tandem development has been established to control building on rear gardens in urban areas. The proposed dwelling is sited over 100m away from the host property, does not fit the criteria for tandem development and does not constitute over-development.
  - An assessment of the site's ability to support biodiversity has been carried out. Whilst the mature trees do provide a habitat, the mown grass and the retaining wall forming the riverbank do not promote biodiversity. A range of enhancements including bat and bird boxes has been put forward. It is also proposed the blockwork retaining structure be removed and replaced with gabion baskets which contain voids for rodents to colonise. Part of the bank will be cut back to create an area of damp margin habitat.
  - The proposed piled foundation and the location of service trenches will minimise the impact of the development on the existing trees, the majority of which will be retained.
  - The proposed dwelling is modest in scale and located over 30m from the listed bridge, which will remain fully visible.

## **2.0 ACCESS STATEMENT**

- 2.1 Access to the proposed dwellings will be derived from the existing entrance which leads off Birks Lane adjacent to Starting Bridge.
- 2.2 The dwelling will be provided with three parking spaces where electric vehicle charging points will be available.
- 2.3 Refuse bin storage and collection points are shown on the proposed site plan.
- 2.4 A bus stop for services to Holmfirth is situated at the junction of Birks Lane and the A628, which is 263 meters from the site entrance.
- 2.5 A further stop extends the bus service to Penistone and Stocksbridge. A convenience store and primary school are located within the village. In this respect the site is sustainable.

## **3.0 DESIGN STATEMENT**

### **3.1 Context;**

The site is situated on the northern bank of the River Don, which forms the boundary between the village and the greenbelt land beyond.

Twentieth century residential development infills land to the West of Birks Lane. Former industrial land to the East has been cleared to form an extensive development of private houses.

A former mill race runs along the north boundary of the site which is the line of a public right of way.

The site contains mature and semi-mature trees.

### **3.2 Amount;**

This application seeks outline approval, some matters reserved, for the construction of 1Nr detached dwelling.

### **3.3 Layout;**

Details of the layout will be covered by a future reserved matters application; however, the following site constraints have informed the development of the illustrative layouts which accompany this outline application.

- The location of the site access
- Outlook and aspect
- The location of mature trees

### 3.4 **Scale, Appearance and Landscape treatments;**

These will be addressed by a future reserved matters application:

## 4.0 **FLOOD RISK**

- 4.1 A flood risk assessment accompanies this application. This identifies that the site is at low risk of flooding and recommends floor levels which are shown on the application drawings.

## 5.0 **HERITAGE STATEMENT**

- 5.1 This application impacts on the setting of Starling Bridge, which is grade 11 listed. The listing text is included below for reference

PENISTONE BIRKES LANE  
SE20SN  
Mill house  
3/11 Starling Bridge  
over River Don

II

Road bridge over River Don. Mid C19. Rock-faced stone. Single-span segmental-arched bridge. Curved-sided pilaster buttresses at each side of the arch, and terminal piers with gadrooned corner bollards. Massive grooved copings to stone parapets.

Listing NGR: SE2208302970

- 5.2 The proposed development will not impact on the listed fabric and will not harm the historical significance of this heritage asset.
- 5.3 The proposed dwelling has been located and designed to ensure that views of the bridge will remain available

## 6.0 **SEQUENTIAL TEST**

- 6.1 The availability of small parcels of building land in the Upper Don Valley has been researched online and via telephone enquiries with local estate agents.

This exercise has demonstrated that no building land was available in the area with the nearest located in Stocksbridge.