

2025/0048

Mr Cash Merrell

Land adjacent to 87 Grange Lane, Cundy Cross, Barnsley, S71 5QF

Erection of 1no. detached dormer bungalow (custom/self-build)

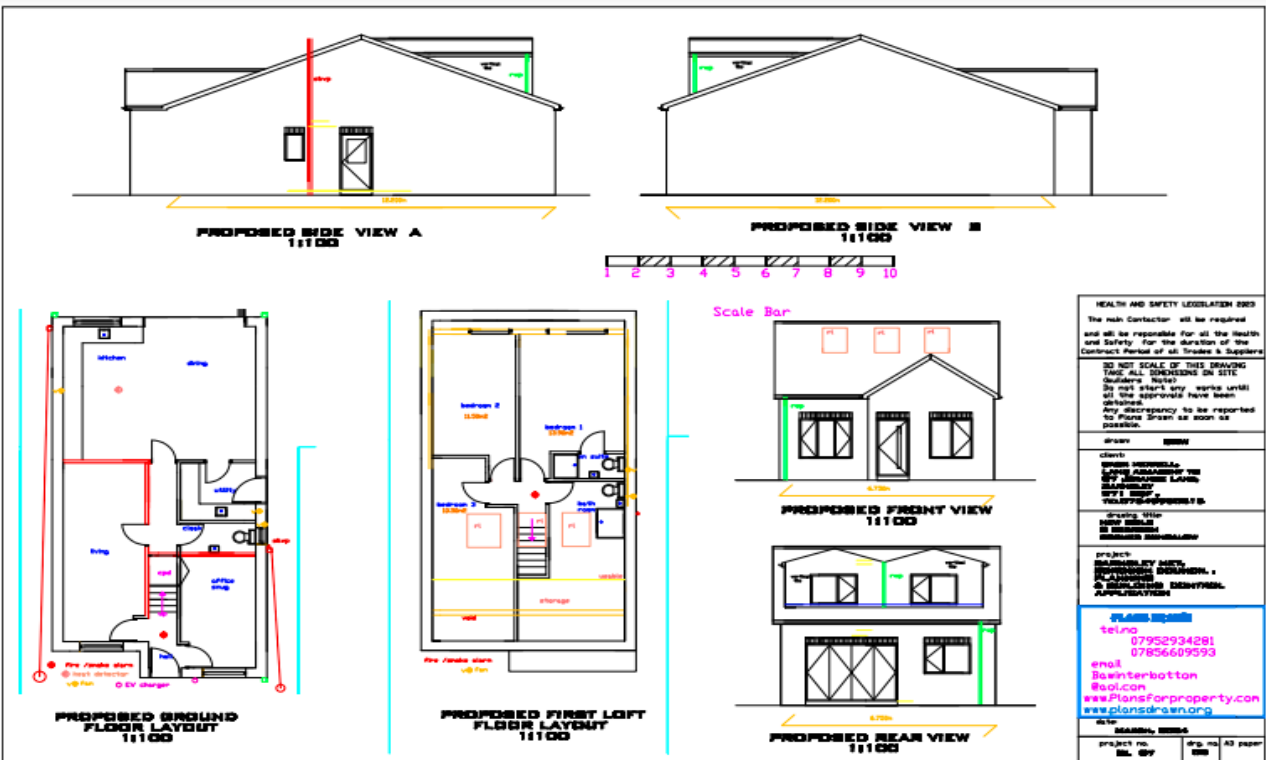
## Site Description

The site is an infill plot located on Grange Lane in Cundy Cross. The plot is located in between no.85 and no.87 Grange Lane and fronts directly onto the highway. The plot was formerly a spare piece of land featuring a detached garage separate from the curtilage of no.87. Grange Lane has a fairly consistent residential street scene featuring a mix of dwelling types and materials used, however some commercial uses are also present most notably a public house (The Mill of the Black Monks) which is grade II listed building.

## Planning History

2024/0456 - Erection of 1no. 3 bedroom detached bungalow (Withdrawn)

## Proposed Development



The applicant seeks approval for the erection of a one and a half storey detached dwelling with a rear dormer window. A kitchen-dining, office and living room are proposed on the ground floor and three bedrooms and a bathroom on the first floor. The dwelling has a length of 12.2 metres and a width of 6.75 metres. The dwelling has a ridge height of 5.8 metres and an eaves height of 2.95 metres. The front elevation is designed to have a single storey projection of 1.2 metres and a width of 4 metres. This will feature a pitched roof with a ridge height of 4.6 metres and an eaves height of 2.95 metres. The materials used for the dwelling will be red brick and grey roof tiles.

## Relevant Policies

### The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

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

### Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

**Policy SD1: Presumption in favour of Sustainable Development** – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

**Policy GD1: General Development** – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

**Policy D1: High quality design and place making** – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

**Policy H4: Residential Development on Small Non-Allocated Sites** – 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.

**Policy H6: Housing Mix and Efficient use of land** – Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

**Policy HE1: The Historic Environment** – States that development which affects the historic environment and Barnsley's heritage assets, and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

**Policy Poll1: Pollution Control and Protection** – Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

**Policy BIO1: Biodiversity and Geodiversity** – Development will be expected to conserve and enhance the biodiversity and geological features of the borough.

**Policy T3: New Development and Sustainable Travel** – New Development will be expected to:

- Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.
- Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document.

**Policy T4: New Development and Transport Safety** – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

#### Supplementary Planning Documents

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- Biodiversity
- Design of Housing Development
- House extensions and Other Domestic Alterations
- Parking

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

#### Other Guidance

South Yorkshire Residential Design Guidance

#### National Planning Policy Framework

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 12: Achieving well-designed places
- Section 16: Conserving and enhancing the historic environment

#### **Consultations**

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

The LPA's Biodiversity Officer was consulted and raised no objections subject to conditions.

The LPA's Conservation Officer was consulted and raised no objections.

Highways Development Control (DC) were consulted and raised no objections subject to conditions.

Highways Drainage were consulted and raised no objections.

Monk Bretton Ward Councillors were consulted and raised no objections.

Pollution Control were consulted and raised no objections subject to conditions.

South Yorkshire Archaeology Service were consulted and raised no objections subject to conditions.

Yorkshire Water were consulted and raised no objections subject to conditions.

## **Representations**

Neighbour notification letters were sent to surrounding properties and a site notice placed in the vicinity of the site. One comment was received and whilst there was no objection to the proposal, a concern was raised that the soakaway was close to the neighbours' retaining wall.

Both Highways Drainage and Yorkshire water have been consulted and raised no objections to the proposal including the position of the soakaway.

## **Assessment**

The main issues for consideration are as follows:

- The acceptability of residential development
- The impact upon heritage assets
- The impact on the character of the area
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards
- The impact on biodiversity

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

## **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 and in this case the street scene is largely residential, as such the use of this site for residential use would be in keeping with the locality. This weighs considerably in favour of the proposal. Furthermore, all new dwellings must ensure that living conditions and overall standards of residential amenity are provided for or maintained to an acceptable level both for new residents and those existing. Also, development will only be granted where it would maintain visual amenity and not create traffic problems or reduce highway safety.

## **Impact Upon Heritage Assets**

This application seeks permission for a detached dwelling adjacent to 87 Grange Lane. The plot is circa 50 metres to the north of the Mill of the Black Monks and 132 metres west of the scheduled site of Monk Bretton Priory.

The application includes a detailed heritage impact assessment, the conclusions of which is agreed with. The heritage impact assessment sets out that the site is within the setting of the grade II former mill, the SAM and the associated Grade I listed buildings of Monk Bretton Priory. It further concludes that there will be no harm to the setting of the designated assets.

It is clear the development plot contributes little material positive value to the setting and therefore the significance of any of the adjacent listed buildings or the scheduled area. This is primarily due to historic (C19 and C20) intervening developments which over time have limited the legibility of the historic environment and the contribution of the wider setting. Where elements of setting exist that do contribute remain these are isolated. The historic association is clear, but the settings include elements that also detract and change that is uncomplimentary is obvious.

Consequently, the street scene along Grange Lane is dominated by modern development and other highway paraphernalia. The site itself is currently home to a late twentieth century garage of no merit. To the north is a semi-detached house that appears late 19<sup>th</sup> century in stone. It is however of minor merit being isolated and somewhat plain in appearance and detail. To the south is a later 20<sup>th</sup> century house in brick and concrete interlocking tile. Across Grange Lane are a number of bungalows typical of the later twentieth century in brick and tile of no historic merit.

Intervisibility between the development plot and the scheduled area is technically possible but these are separated by Grange Lane and are over 100 metres distant. There are also trees in the way and the abbey precinct wall screens easy views to and from the plot. There are modern buildings in much closer proximity, and the sensitivity to change is far greater closer to Abbey Lane. As such, the contribution of the plot and its sensitivity to change is low. The proposed design is fairly restrained in scale and appearance and is akin to those adjacent. Consequently, there is to be no harm. This weighs significantly in favour of the proposal.

### Visual Amenity

The street scene consists of a mix of dwelling types however the immediately adjacent properties are single storey and two storey semi-detached dwellings, as such development on this site should relate to these adjacent properties. The proposal involves the erection of a detached brick-built dwelling with a pitched roof, which in terms of materials will match the appearance of the adjacent two storey dwellings to the south and the bungalows to the north. This weighs considerably in favour of the proposal.

The siting of the dwelling is acceptable, and it is set in line with the adjacent dwellings to the south which are setback from the highway and the bungalows to the north which are also. The outlier with regards siting would be the immediately adjacent two storey dwellings to the north which are set closer to the highway and already form an anomalous feature in the street scene. With regards the impact on the wider street scene there are no anomalous features on the proposed dwelling as the proposed dormer windows are set to the rear and will not be highly visible. The proposed design and materials are deemed sympathetic to the street scene, and it would not have a negative impact.

Sufficient landscaping and boundary treatments are not indicated on the submitted site plan however further information will be secured via conditions and the proposal is therefore acceptable in terms of visual amenity and impact upon the street scene in accordance with the SPD Design of Housing Development and policy D1 of the Local Plan. This weighs significantly in favour of the proposal.

### Residential Amenity

The proposal involves the erection of a new detached dwelling. Other residential properties are adjacent and most notably to the north (87, 89, 89a & 89b Grange Lane), south (83 & 85 Grange Lane) and west (27, 29, 31 & 33 Armyne Grove), therefore the impact upon the residential amenity of these properties is an important consideration.

The site was previously spare land which is visibly in the guise of residential curtilage and features a detached garage. Therefore, the use of the site for residential purposes is in keeping with the immediately adjacent uses which are all residential. This weighs considerably in favour of the proposal.

In terms of external spacing standards and overlooking, the SPD Design of Housing Development states that a minimum of 21 metres should be achieved between facing habitable room windows, and 12 metres should be maintained between habitable room windows and a blank side elevation. No habitable room windows will face the immediately adjacent dwellings as the habitable room windows are located on the front and rear elevations. Additionally, a distance of 10 metres is not maintained to the rear boundary of the site however this is also the case with the adjacent dwellings (83 & 85 Grange Lane) which the proposed rear elevation is set directly in line with and also have short rear garden areas. It is noted these are also two-storey properties as opposed to the proposed. This weighs significantly in favour of the proposal.

The proposal should not cause any significant overbearing to any neighbouring dwelling, and even though it is set to the south of neighbouring dwellings it is single storey in relation to the adjacent two-storey dwellings (87 & 89 Grange Lane) which mitigates the impact. In terms of overshadowing, the property is setback from the dwellings to the north and in line with the dwellings to the south albeit with a further front projection but again the single storey aspect mitigates this. There is no dwelling set immediately to the east or west due to the highway and gardens to the rear. This weighs significantly in favour of the proposal.

The proposed dwelling has been designed with adequate room sizes and external amenity space of over 100sqm which is in compliance with the standards set within the SPD and the SYRDG. The proposal is considered to be acceptable in terms of residential amenity in accordance with the SPD Design of Housing Development.

#### Impact Upon Biodiversity

Local Plan Policy BIO1 states that development will be expected to conserve and enhance the biodiversity and geodiversity features by protecting and improving habitats; maximising biodiversity opportunities in and around new developments and encouraging provision of biodiversity enhancements.

Biodiversity Net Gain (BNG) became mandatory for all applications in April 2024 except where one of the exemptions (as set out in the PPG) are met. The PPG states that self-build and custom self-build applications are exempt and therefore a +10% net gain in biodiversity is not required in this instance. Nevertheless, the mandatory BNG conditions still apply, and the onus is on the applicant to appropriately discharge these conditions and demonstrate which exemption is met.

However, the standard biodiversity policies included in the adopted development plan are still relevant including the requirement for all new dwellings to include integrated bat and bird boxes as set out in the adopted Biodiversity and Geodiversity SPD. A condition has therefore been attached to this effect which requires details to be submitted prior to any above ground works. Overall, the biodiversity impacts weighs in moderate favour.

#### Highway Safety

There will be no impact upon highway safety. The site, which is situated between no.'s 85 and 87 Grange Lane, appears to have formerly been a Council owned plot of land occupied by two garages. Only one of the garages still remains on the site although it has not been in use for several years. It is proposed to erect a single three-bedroom bungalow on the site; off-street parking is to be provided by way of a frontage parking area of sufficient size to accommodate two vehicles.

Grange Lane is a classified road (A633), as such it would ordinarily be a requirement for turning provision to be included within the site, however, given that the land has an existing use for the parking of vehicles with no such provision, it would not be reasonable to request that turning facilities be provided on this occasion. In view of the above, the proposal is acceptable from a highway's perspective. This weighs significantly in favour of the proposal.

### Conclusion

Having balanced all material planning considerations, the proposed dwelling will not be significantly harmful to residential and visual amenity nor highway safety or heritage assets. Therefore, the positive aspects of the proposal are not outweighed by any other material planning considerations. The proposal is therefore, on balance, recommended for approval.

### **Recommendation**

**Approve with conditions**