
2023/0633

Mr R Aweimrin

Erection of 8 dwellings with parking and associated works

Tulloch, Oak Road, Thurnscoe, Rotherham

Site Description

The site is a piece of vacant land situated to the south of Oak Road, Thurnscoe. The land is L-shaped measuring approximately 0.26 hectares, with the access off Oak Road between nos. 4 and 6. The aerial photographs show that the site has long been used as a spare piece of scrubland but evidence shows that historically it may have been used as a domestic garden area, with a detached garage on site on the 2009 maps, however this was removed by 2013. There is an existing semi-detached bungalow named 'Tulloch' which can be accessed via the Oak Road access; however, the principle elevation of this existing bungalow faces South away from this access. Vehicular and pedestrian access reaches Tulloch by Holly Bush Drive.

The site is located within the Urban fabric with the surrounding use being residential. Additionally, Oak Road has undergone substantial change recently with a large housing development on Oak Road itself and the surrounding areas to the North, East and West.

Relevant Planning History

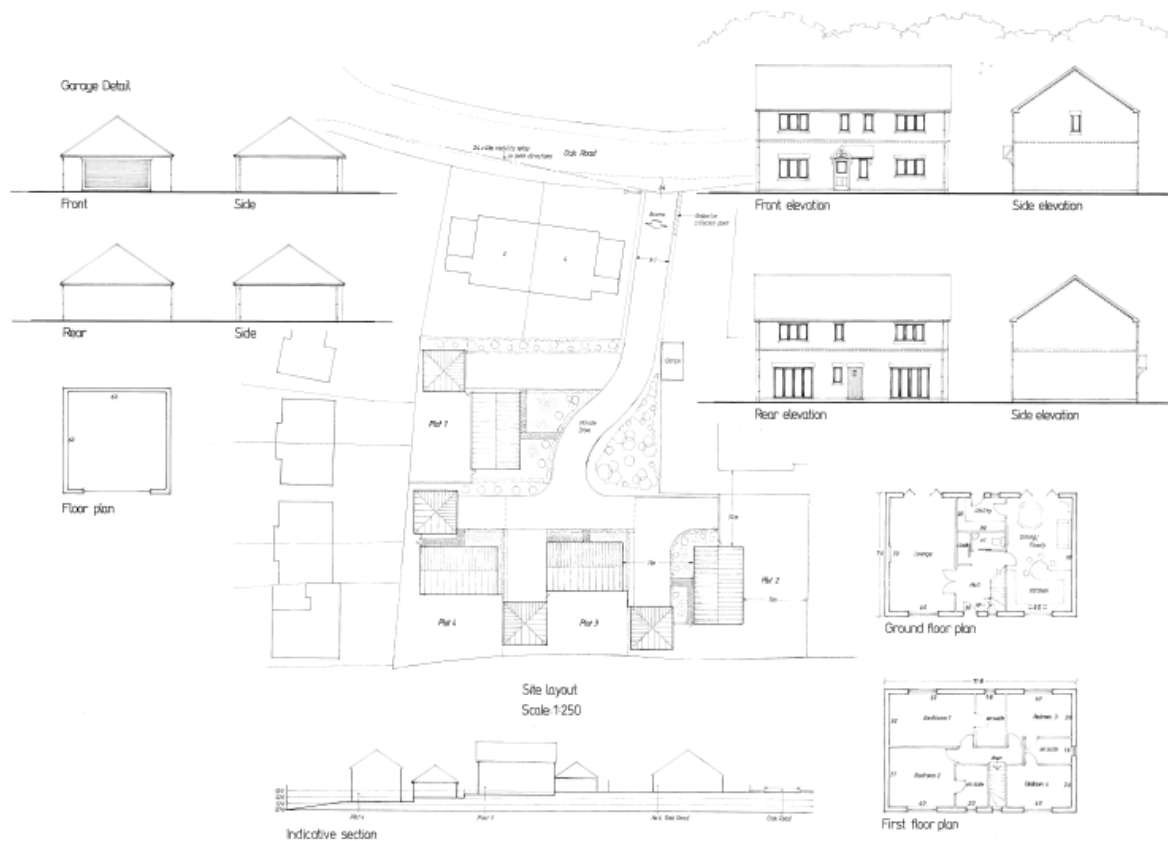
B/04/1061/D: Erection of two dwellings (Outline) (Approved with Conditions)

B/05/0686/DE: Erection of three detached bungalows with access road (Outline) (Approved with conditions)

2007/1049: Erection of eleven houses (outline) (Approved with conditions)

2010/1279: Erection of 11 no. dwellings (outline; extension of time limit of application 2007/1049) (Approved with conditions)

2020/1245 - Erection of four detached dwellings and garages including alterations to access – Approved with conditions



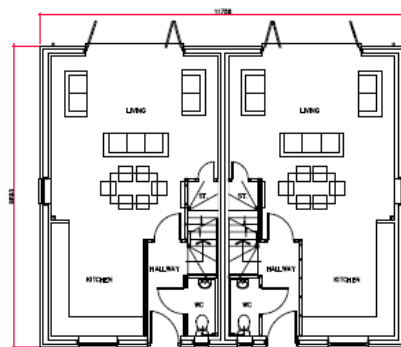
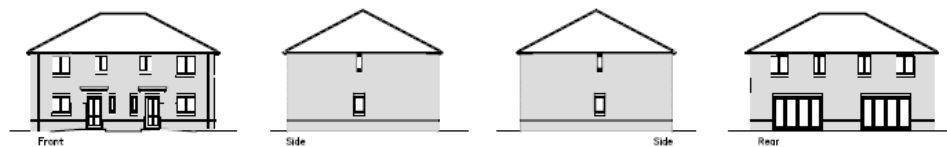
Approved plans 2020/1245

Proposed Development

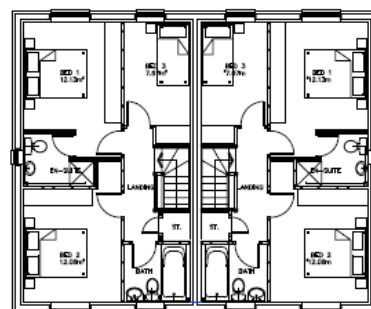
The applicant is seeking full approval for the erection 8 dwellings which consists of 4 pairs of semi detached dwellings. The plans have been amended during the course of the application from 9 to 8 and further tracking details shown at the request of the Highways Officer.

The plans for the proposed dwellings are identical with the properties being designed with hipped roofs and featuring internally, a living, dining, kitchen open plan living space, and hallway and wc at ground floor. At first floor the dwellings have 3 bedrooms, with the master bedroom with an ensuite, and a family bathroom. Externally the properties would have 2 parking spaces (some front of dwelling and some with driveways), garden areas of at least 60sqm and cycle storage. There are also 4 visitor parking spaces proposed. The dwellings would be accessed via a private drive from Oak Road that currently provides access to Tulloch.

In terms of Landscaping, the agent has indicated that some additional tree planting will be provided along the western boundary of the site and around the head of the cul-de-sac. Low level buffer planting will also be provided along the northern boundaries. The individual plots will have landscaped garden areas within their boundaries. No formal landscaping details have been submitted. A Tree Report and Biodiversity report and metric have been submitted with the application.



Ground Floor Plan



GENERAL NOTES

1. All dimensions are to the face of the work unless otherwise stated.

2. All materials to be of standard specification.

3. All work to be in accordance with the Building Regulations.

4. All work to be in accordance with the relevant standards.

5. All work to be in accordance with the relevant standards.

6. All work to be in accordance with the relevant standards.

7. All work to be in accordance with the relevant standards.

8. All work to be in accordance with the relevant standards.

9. All work to be in accordance with the relevant standards.

10. All work to be in accordance with the relevant standards.

Client Name: Bath Lane Developments Ltd
 Project Name: Residential Development
 Project Address: Oak Road, Thurston, Nr Barnsley
 Drawing No: 101A
 Date: 10/10/2020
 Scale: 1:500

JENKINS VETICH NOLAN

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the 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 also now 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 and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 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.

Site Allocation: Urban Fabric

SD1 'Presumption in Favour of Sustainable Development'.

GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.

LG2 'The Location of Growth'

H1 'The Number of New Homes to be Built' sets the target of new homes for the plan period 2014 to 2033 at 21,546

H2 'Distribution of New Homes' states 43% of new homes to be built in Urban Barnsley.

H4 'Residential Development - Small Non-Allocated Sites'

H6 'Housing Mix and Efficient Use of Land' proposals for residential development are expected to include a broad mix of house size, type and tenure and a density of 40 dwellings per hectare is expected

T3 'New Development and Sustainable Travel'.

T4 'New Development and Transport Safety'

D1 'High Quality Design and Place Making'

BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.

CC4 'Sustainable Urban Drainage'

Poll1 'Pollution Control and Protection'

SPD's

- Design of Housing Development
- Parking
- Trees and Hedgerows
- Biodiversity and Geodiversity

Other

South Yorkshire Residential Design Guide

NPPF

The National Planning Policy Framework sets out the Government's 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.

Consultations

Pollution Control – No objections subject to conditions

Highways – No objections to amended plans subject to conditions

Ward Councillors – No comments

Highways Drainage – No objections to amended plans subject to conditions

Yorkshire Water – No objection subject to conditions

Tree Officer – No objections raised.

Ecology – As this application was made before 2nd April the council can accept a S106 contribution of £25,000 per unit, for the loss of units on site

Representations

Neighbour notification letters were sent to surrounding residents and a site notice placed nearby.

Initial comments – Original scheme for 9 units

2 comments received which in summary state:-

- No real objection but would not like to be overlooked by the development
- Comments regarding access and request for alternative access via Holly Bush Drive

1 objection

- Highway safety concerns
- Impact on pedestrians and school/playground
- Lack of public transport
- Air quality issues
- Parking problems

Following the submission of amended plans (reduction in 1 unit) a re-consultation was carried out and 1 objection received:-

- Concerns regarding disturbance during construction
- Impact on highway safety
- Loss of privacy
- Other brownfield sites in the area which would be more appropriate for development
- Drainage issues from Keepmoat Development
- Impact on wildlife
- Loss of value of home

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. The site is surrounded by residential development and planning permission has been given previously for the residential usage of the site. In principle, residential use would therefore be considered appropriate at this location.

Residential Amenity

The site could be looked at as backland development as it is accessed via an access between nos. 4 and 6 Oak Road. The SPD states that backland development may be more acceptable in circumstances where there is an existing use at the rear of the dwellings and where residential development would benefit the amenity of existing residents and the character and appearance of the locality. The nearest existing property 'Tulloch' is accessed via a separate access off Holly Bush Drive so the access into the site is not a tandem development, and the development is not likely to impact on any comprehensive development of a larger area of land. Additionally, the land could be more accurately described as a larger infill plot with residential dwellings to either side and a larger residential development to the North.

An amended plan has been submitted which reduces the number of units from 9 to 8 and is line with all of the recommended external separation distances in the SPD and SYRDG. All of the other separation distances on site are met with regards to the existing residential properties nearby. All habitable room windows are at least 21m from one another and the plots are orientated within the site so that the front and rear elevations do not directly face onto one another. Plot 2's rear garden boundary is such that there is approximately 8.7-10.2m from the habitable windows and the garden boundary. Whilst part of the garden boundary is less than the minimum recommend distance of 10m, given that the 21m distance is maintained between habitable room windows and a similar distance was allowed for in the previous approval, this is deemed acceptable and should not cause any significant loss of privacy to the properties to the west.

The above separation distances ensure that the development is not overbearing or results in significant levels of overshadowing despite some elements of the proposal being orientated to the South of neighbouring properties. The 8 plots are designed identical with all of the internal room sizes being up to the standards within the SPD and the rear garden of each plot is in excess of the minimum required 60sqm.

The amended plans alleviate several concerns in regards to the external separation distance to reduce any potential impact upon existing residents. The proposal is considered to conform with the main elements of the SPD and Local Plan Policy GD1: General Development and is considered acceptable in terms of residential amenity.

Design & Visual Amenity

All of the proposed plots are identical to one another in terms of their size, structure, layout and general design. The dwellings are semi detached and designed with hipped roof lines. The site is situated in an area which has bungalows to the North (the older properties on Oak Road) and to the West (School Street). However, Oak Road and other streets to the North have undergone substantial redevelopment in recent years and the area has been hugely diversified in terms of dwelling type, size and structure. The site will be accessed via Oak Road which now has a very diverse street scene with no one particular dwelling setting the character. As such, the presence of these two-storey semi detached dwellings on this site is

not considered to be detrimental to the street scene or character of the area. The external materials will be confirmed prior to development commencing but the indicated materials are considered acceptable.

The design and external appearance of the dwellings are considered acceptable and in keeping with the surrounding area and the proposal is in compliance with Local Plan Policy D1: High Quality Design and Place Making and SPD: Design of Housing Development and is acceptable in terms of visual amenity.

Highway Safety

The Highways Officer has been consulted and has no objections to the proposal subject to conditions. Amended plans have been submitted showing the tracking of larger vehicles which may access the site and sufficient turning/manoeuvring space has been demonstrated. The access is deemed acceptable and has sufficient visibility. Each respective property has at least 2 off-street parking spaces which is in line with the Council's Parking SPD and 4 visitor spaces have been provided. Bin storage and cycle storage areas are also provided. The proposed development is in compliance with Local Plan Policy T4 and the Parking SPD and is acceptable in terms of highway safety.

Drainage

The Drainage Officer and Yorkshire Water have been consulted and have no objections to the proposal subject to conditions. The conditions have been recommended for the applicant to submit further information and have this approved by the LPA prior to development commencing.

Ecology

Following a review of aerial images the habitats on the application site appear to have been cleared prior to a baseline ecology survey being undertaken. As per Schedule 14 of the Environment Act 2021, where degradation and/or destruction of habitats is undertaken prior to a baseline survey being completed, the pre-development biodiversity value of a site should be taken to be its baseline biodiversity value immediately prior to the destruction/degradation of habitats; this is applicable to any works undertaken on or after the 30th January 2020. As such, a retrospective baseline has been completed for the PEA (Preliminary Ecological Assessment) using aerial photographs to inform the baseline habitats for the Defra metric.

In line with local planning policy, and taking into account the date the application was submitted, the proposal must meet the requirements of no net loss. The submitted report and metric show that the proposals achieve a net loss of -1.0 habitat units, requiring a unit deficit of 1.18 habitat units to be offset. A S106 agreement is required with this application to secure the off-site biodiversity mitigation in accordance with BIO1. The Council's Ecology Officer has confirmed that as this application was made before 2nd April the council can accept a contribution of £25,000 per unit, for the loss of units on site. The total figure would amount to £29,500 which would be secured via a S106 agreement. A detailed landscaping scheme will need to be submitted which would provide mitigation for the loss of landscaping at the site. This can be conditioned. Subject to the above being complied with, the proposal is acceptable in terms of Biodiversity in accordance with Local Plan Policy BIO1.

Impact on Trees

As with the previous planning application, the aerial photographs showed that the site has historically been vegetated with trees and general shrubbery, however it has been cleared

prior to the application being submitted and the trees are not protected. The Tree Officer has been consulted on the application and has raised no objections. A condition will be attached for the developer to submit a landscaping scheme prior to development taking place in which the Tree Officer will be invited to comment on.

Conclusion

Taking into account the relevant development plan policies and other material considerations the application is in accordance with the development plan and the relevant SPD's including Designing New Housing Development and is assessed to be a suitable form of development.

Recommendation

Approve subject to a Legal Agreement