

2022/0921

Mr J Clark

Variation of conditions 2 and 3 of application 2021/1558 (Replacement of existing property with one dwelling) to allow addition of solar panels, use of grey concrete tiles, and other design alterations

11 Woodland Rise, Silkstone Common, Barnsley, S75 4RP

Background

2021/0024 - Erection of a single storey side and single storey wrap around extension – Currently under consideration

2021/1558 - Replacement of existing property with one dwelling – Approve subject to conditions

2022/0594 - Discharge of conditions 5 (coal mining) and 9 (EVCP) of application 2021/1558 (Replacement of existing property with one dwelling) – Approved

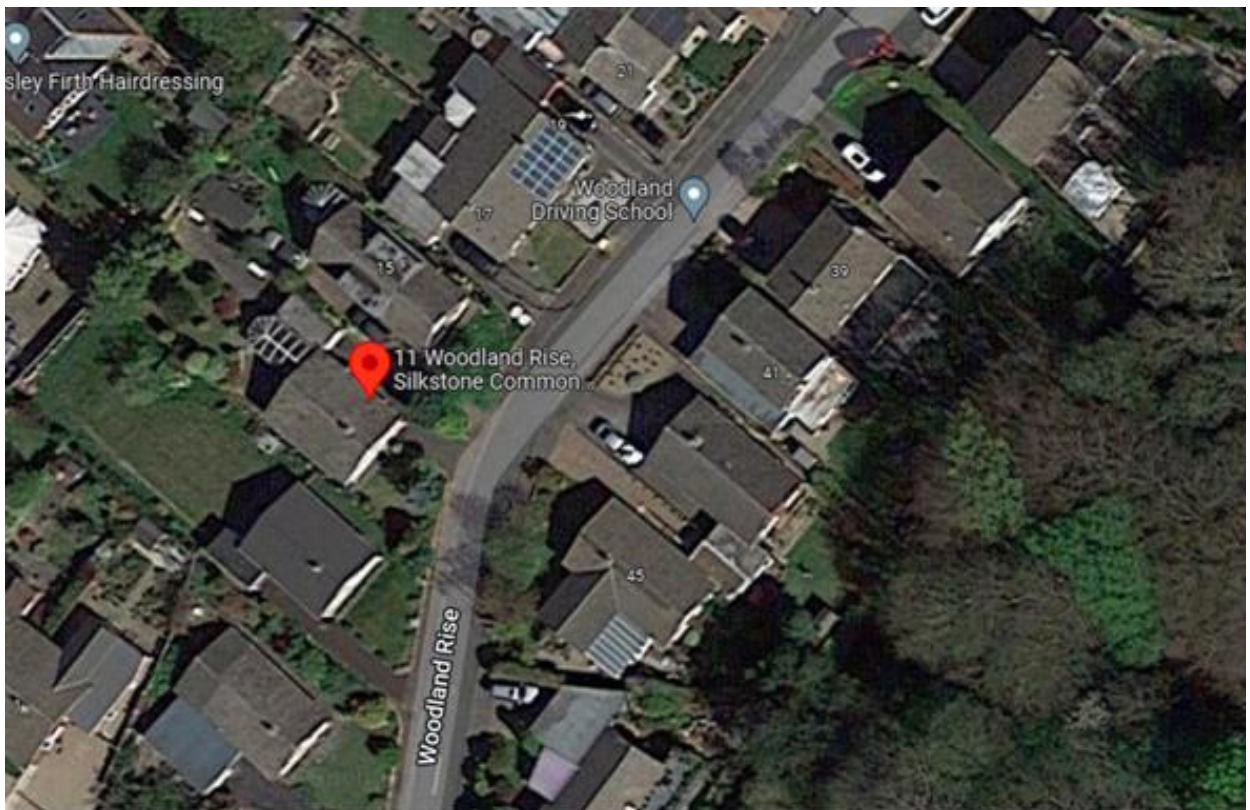
Description

11 Woodland Rise is a detached brick built bungalow which is located in a purely residential area of similar styled detached single and two storey properties. The dwelling is constructed from a light grey and buff brick with a small infill render panel to the front elevation. The property has a steep driveway and a sloping front garden.

The gable fronted property fronts towards Woodland Rise in a similar orientation to that of the neighbouring property to the south 9 Woodland View. 11 Woodland Rise, the application property, is set back from this property resulting in the front elevation being approximately level with the rear elevation of 9 Woodland View.

11 Woodland Rise is set at a higher level than the neighbouring property number 9 Woodland View, with the current driveway level being approximately level with the eaves height of the neighbouring dwelling. The properties to the north, located on Woodland Rise, are orientated on a staggered building line with 11a being set back. Beyond number 11, the dwellings are fairly level along Woodland Rise.

The application form states that works commenced on the development in August 2022 and a Building Regulations Application has been submitted.





Proposed Development

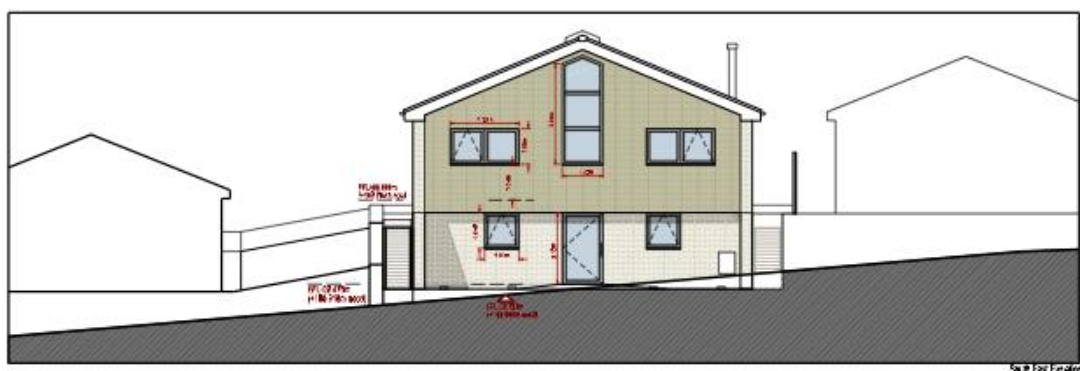
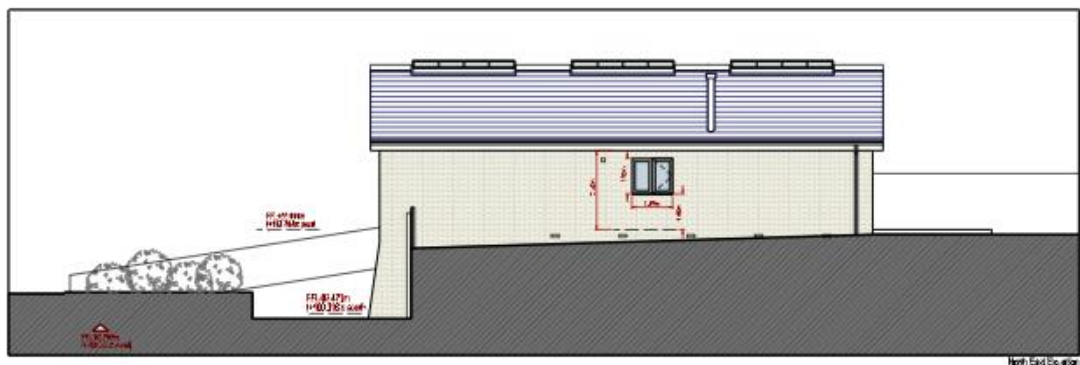
The applicant seeks permission for the variation of conditions 2 and 3 of application 2021/1558 (Replacement of existing property with one dwelling) to allow addition of solar panels, use of grey concrete tiles, and other design alterations.

The proposal also includes an alteration to the north east elevation which involves the change in land levels so that the brick work would be exposed.

The previous application proposed a light grey brick and a natural stone cladding to the front in a multicolour with a slate roof. The proposed materials now include Marshals Howlite Grey Brick, with a natural stone cladding to the front (as previously approved) in a multicolour with a Marley Modern concrete grey tiled roof. The proposed brick is a light grey in colour which matches what was previously approved, therefore the only change would be the roof covering which will also be grey.

The proposal also includes a small change to the design of the rear window/doors.

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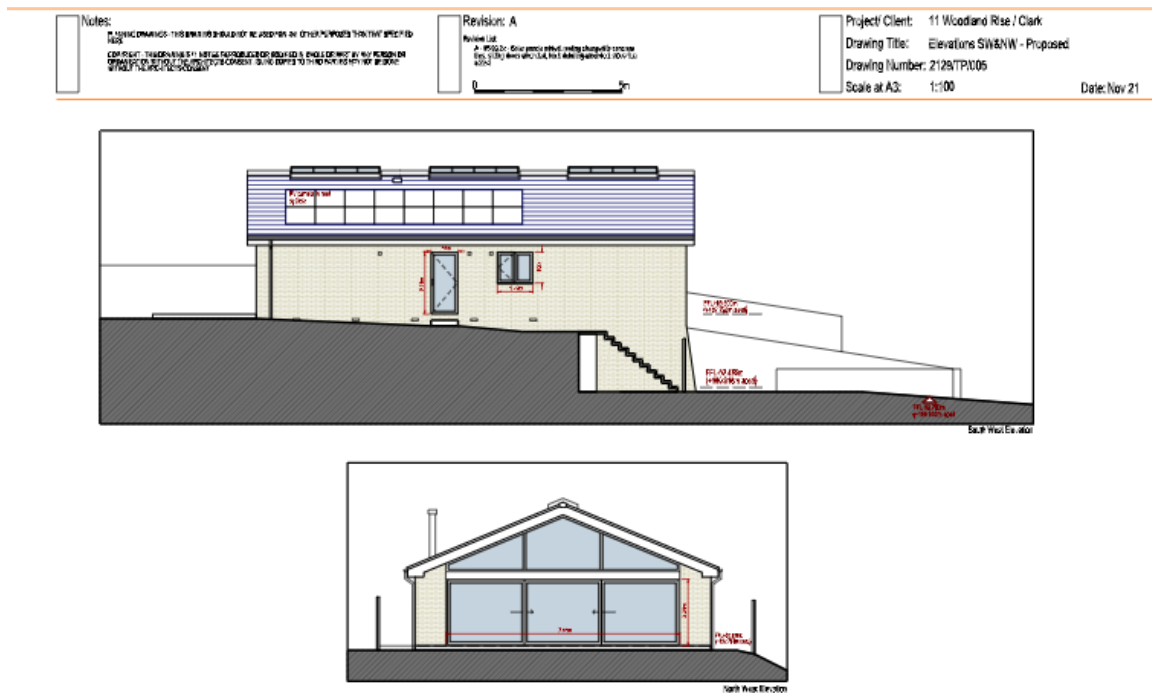


Proposed front and side elevations

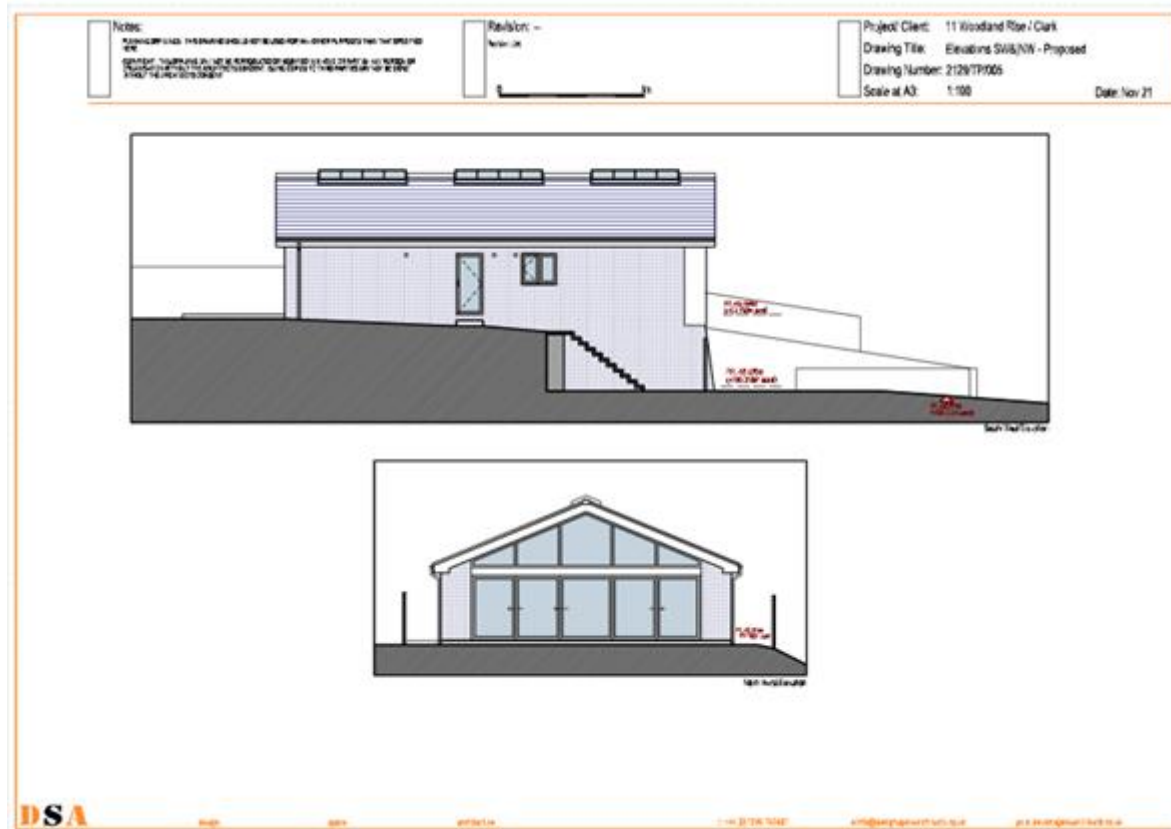
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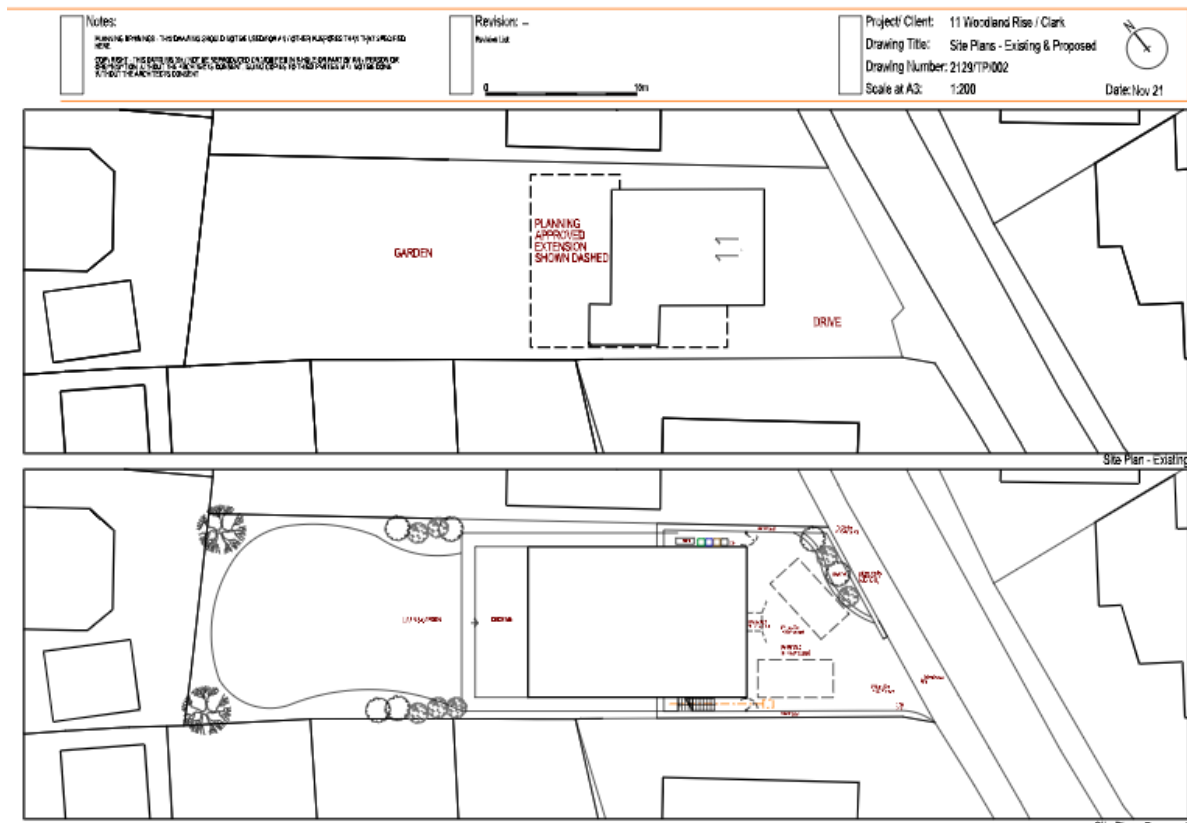
Previously approved front and side elevation



Proposed side and rear elevation



Previously approved side and rear elevation



Site plan and floor plans unchanged

Policy Context

The new Local Plan was adopted at the full Council meeting held on the 3rd January 2019.

Local Plan

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

LG2 The Location of Growth

T3 New Development and Sustainable Travel

T4 New development and Transport Safety

SD1 Presumption in Favour of Sustainable Development

CC1 Climate Change

CC4 Sustainable Drainage Systems (SuDS)

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

-Sustainable Travel

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

Silkstone Parish Council – No comments received

Ward Cllrs – No comments received

Highways – No objections subject to conditions

Pollution Control – No objections

Yorkshire Water – No comments received

Drainage – Details to be checked by Building Control

Coal Authority - The proposed changes subject to this Section 73 Application have no implications insofar as coal mining legacy is concerned. Moreover, it is evident from the planning history on the site, that the applicant has previously discharged the requirements of Condition 5 of planning permission 2021/1558 and the three boreholes undertaken proved stable ground conditions in the areas investigated.

Representations

Neighbour notification letters were sent to surrounding properties no letters have been received as a result.

Assessment

Principle of development

The site falls within urban fabric which has no specific land allocation, however the site and surrounding area is made up principally of housing. Extensions/alterations and replacement residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety. The principle of the replacement dwelling has already been accepted by the previous approval. This application relates to small design changes and these have been assessed below.

Residential Amenity

The site layout has not changed as part of this proposal. The proposal includes an alteration to the north east elevation which involves the change in land levels so that the brick work would be exposed, however this would not cause any significant harm or overshadowing/overbearing impact to the adjacent residents at number 11a to the north. The proposed alterations are considered to be acceptable in terms of residential amenity in accordance with policy GD1 of the Local Plan.

Visual Amenity

There is a variety of different dwelling designs/styles along Woodland View and Woodland Rise including one and a half and two storey dwellings, constructed of buff/red brick and some with rendered elements.

The previous application proposed a light grey brick and a natural stone cladding to the front in a multicolour with a slate roof. The proposed materials now include Marshals Howlite Grey Brick, with a natural stone cladding to the front (as previously approved) in a multicolour with a Marley Modern concrete grey tiled roof. The proposed brick is a light grey in colour which matches what was previously approved, therefore the only change would be the roof covering from slate to concrete which will also be grey and is acceptable.

The proposal also includes a small change to the design of the rear window/doors which are minor in nature. The addition of the solar panels is also not considered to be of significant detriment to the visual amenities of the property and would provide a 'green' energy source which meets with climate change objectives in the Local Plan. The proposal is a modern design, however given that there is a mix of different house types along Woodland View, it is felt that the design put forward is acceptable and in accordance with Local Plan Policy D1.

Highway safety

The layout of the proposed dwelling and parking/access is unchanged and Highways have raised no objection to the proposal.

Recommendation

Approve with conditions