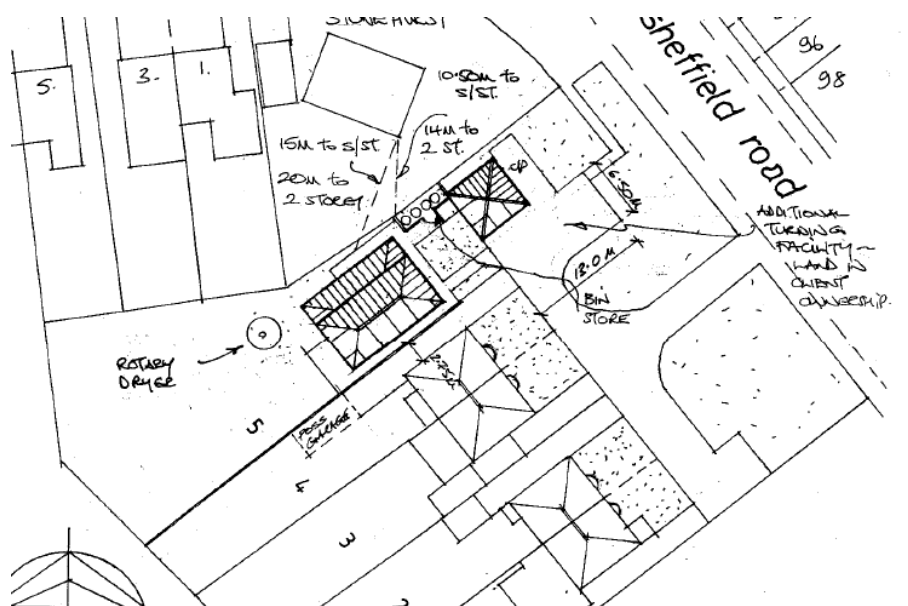
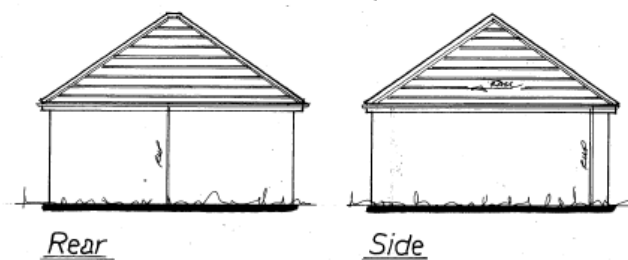
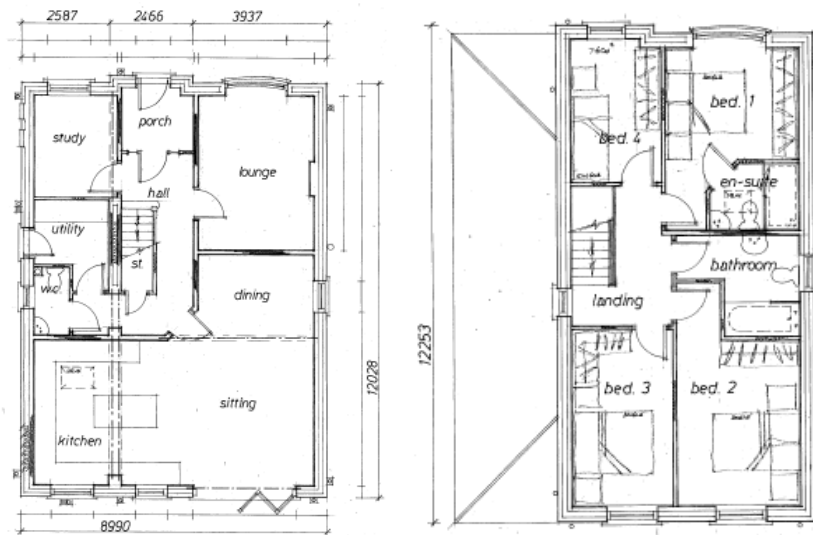
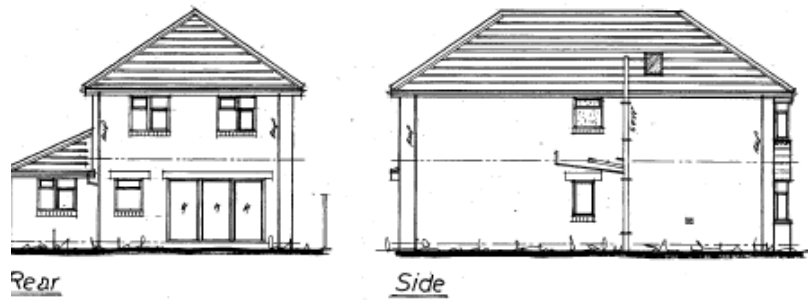
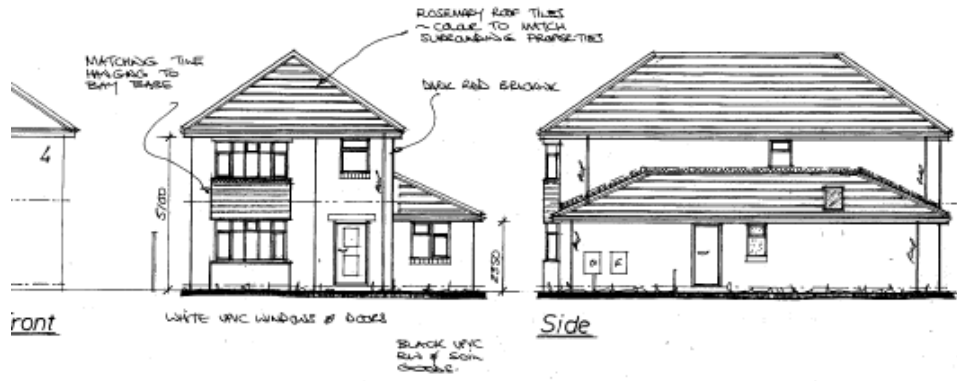






Policy Context

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 & Dearne Valley Green Heart Nature improvement Area

SD1 'Presumption in Favour of Sustainable Development'

Policy GD1 'General Development'

Policy LG2 'The Location of Growth'

Policy H1 'The Number of New Homes to be Built'

Policy H2 'Distribution of New Homes'

Policy H4 'Residential Development on Small Non-allocated Sites'

Policy H6 'Housing Mix and Efficient Use of Land'

Policy H9 'Protection of existing larger dwellings'

Policy T1 'Accessibility Priorities'

Policy T3 'New Development and Sustainable Travel'

Policy T4 'New Development and Transport Safety'

Policy D1 'High Quality Design and Place Making'

Policy CC1 'Climate Change'

Policy CC2 'Sustainable Design and Construction'

Policy CC4 'Sustainable Urban Drainage'

Policy CL1 'Contaminated and Unstable Land'

Policy Poll1 'Pollution Control and Protection'

SPD's

-Design of Housing Development

-Parking

Other

South Yorkshire Residential Design Guide

NPPF

The NPPF 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. 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.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 59 - To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay

Paras 74-77 - reiterates the importance of a deliverable supply of homes to meet the needs of the district.

Para 92 - Planning policies and decisions should aim to achieve healthy, inclusive, and safe places

Para 111 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 126 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Para 134 - 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Consultations

Drainage – No objections, Building Control to check

Highways – No objections subject to conditions

Reg Services – No objections to this application and they are currently considering the effects of the neighbouring transport yard extension application on these properties.

SYMAS – No objections, the site is not within a referral area

Tree Officer –

Representations

The application was advertised by neighbour notification letters (17 addresses in total) and a site notice was erected within the immediate area. 3no. objections have been received as a result. The main points of concern are:-

- Negative impact on drainage
- Increased flooding potential
- Increased parking on the private drive leading to access issues of neighbouring properties
- Increased overlooking/loss of privacy
- Loss of outlook
- The location and orientation of the dwelling and garage should be amended
- Difficulties in construction and maintenance

Assessment

Principle of Development

The site is located within Hoyland Principle town boundary and close to the amenities within Hoyland Common. The significance of this is that is a priority location to accommodate growth and new residential development in spatial and sustainable development terms making it compliant with policies LG2 and H2. It should also be noted that the site adjoins a housing allocation which has been granted permission for 113 dwellings which demonstrates the area is suitable for residential development.

Local Plan Policy H4 'Residential Development on Small Non-allocated Sites' states that proposals for residential development on sites below 0.4Ha will be allowed where the proposal complies with other relevant policies in the plan. These sites make a valuable contribution to the housing supply. Sites in towns and villages can offer good opportunities for providing houses where other people already live, near to shops and services. Developing these sites also reduces the need to provide new sites outside settlement boundaries. We will allow small scale residential development within towns and villages in line with other plan policies, including those protecting people's living conditions, road safety and design.

Local Plan Policy H9 'Protection of Existing Larger Dwellings' states that development within the curtilage of existing larger dwellings will be resisted where it will have an adverse impact on the setting of the original dwelling, and the size of the remaining garden area. It is noted that the host dwelling is a 3 bedroom property, although, there could be the potential for it to become a 4 property without significant adaption. The proposed dwelling would also occupy a large proportion of the host properties garden area. However, the proposal is to create a 4 bedroomed detached property which would add to the existing larger housing stock, which policy H9 aims to protect. In addition, the garden of the host property is unusually large for a 3 bedroom semi-detached dwelling and both the host property and proposed property are proposed to have gardens well in excess of the 60m² required in SPD 'Design of Housing Development'.

In addition to the above all new dwellings must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable

level both for new residents and those existing. In addition, development will only be granted where it would maintain visual amenity and not create traffic problems/reduce highway safety. An assessment of the proposals against those criteria is set out within the sections of the report below:-

Design/appearance/layout

The proposed dwelling would sit adjacent to the existing 4no. semi detached dwellings and would be on a similar building line. The main 2 storey front elevation would also be comparable in width and the design references the neighbouring dwellings with the 1930's style including the hipped roof and square, 2 storey front bay windows. The eaves height and the ridge height of the proposed dwelling also matches the neighbouring dwellings.

The total foot print of the dwelling is larger than the adjacent semis but this has been done through adding a single storey projection on the side elevation. The single storey addition is in a non-prominent position and is subordinate to the main dwelling. It also reflects the main dwelling, and those adjacent, in design and style.

Given the above, the proposed dwelling would sit comfortably alongside the existing housing stock and would maintain the visual amenity of the streetscene, in accordance with Local Plan Policy D1 and SPD 'Design of Housing Development'.

It is acknowledged that the existing attached garage on the host property would need to be demolished to accommodate the new dwelling but that was a later flat roofed addition which did not add significantly to the visual amenity of the area, as such, its loss would not have a detrimental impact on the visual amenity of the streetscene.

The detached double garage would be located between the proposed front elevation and the highway which is contrary to SPD 'House Extensions'. However, it would be located on the site of a previous garage and would not project beyond the side elevation of the neighbouring dwelling to the North. As such, it would not be overly prominent within the streetscene, or be an alien feature given a garage was previously in that location.

The garage also reflects the design of the host property in terms of the hipped roof and the matching materials, in accordance with policy D1 and the SPD.

A bin store is proposed to the side of the garage in a non prominent position and there is also pedestrian access to the rear of both the host property and the proposed property for bins and recycling containers to be stored to the rear.

Residential Amenity

The proposed dwelling has a similar front building line as the host property, although, it is noted that the rear elevation projects beyond the neighbouring rear elevation. However, the new driveway would separate the 2 properties and the new dwelling is orientated to the North West, as such, it would not significantly increase overshadowing or be an overbearing feature, in accordance with Local Plan Policy GD1. The owner of that property is also the applicant. Permitted development rights will also be removed to avoid further extensions being built without considering the impact on neighbouring residents.

The proposed dwelling would sit to the South of Stonehurst within close proximity of that properties rear boundary. However, it should be noted that due to the orientation of the 2 properties, the rear elevation windows of the neighbouring dwelling would not directly face the side elevation of the proposed dwelling. In addition, there is a separation distance of 15m to the single storey element and circa 20m to the 2 storey element which exceeds the 12m set out in SPD 'Design of Housing Development' between habitable rooms and side elevations. As such, the proposed dwelling would

not significantly increase overshadowing or be an overbearing feature, in accordance with policy GD1.

The proposed dwelling would be adjacent to the rear amenity space of Stonehurst but again would be at an angle and the closest section would be the single storey element with hipped roof which slopes away from the boundary. The 2 storey element would be set away from the boundary and again would incorporate a hipped roof which slopes away.

The only habitable room window proposed on the side elevations is a dining room window at ground floor level which would have views limited by boundary treatments and neighbouring side elevations. All the other side elevations would serve non-habitable rooms or circulation spaces. The main habitable room windows on the front and rear elevations either face the open plan green space and Sheffield Road to the front or the rear garden area. As such, privacy levels would be maintained to a reasonable degree, in accordance with policy GD1.

The proposal involves utilising some of the existing garden area of the host property for the proposed dwelling and its associated garden. However, the host property had an unusually large garden for a semi-detached dwelling and would still retain a garden area significantly in excess of the 60m² required.

In terms of the future occupants of the proposed dwelling, the internal spacing meets or exceeds the requirements of the South Yorkshire Residential Design Guide and, as with the host property, the garden area significantly exceeds the 60m² required.

Highway Considerations

The site is accessed via a private drive, however, that drive currently only serves 4no. properties, as such, adding a 5th will still be inline with the South Yorkshire Residential Design Guide and SPD.

The host dwelling would lose its existing garage as a result of the proposal, however, it would retain a side driveway large enough for several cars and also have space for a detached garage to the rear of the property if required in the future.

The proposed dwelling would have adequate parking in the form of the detached double garage which also includes spaces for at least 1no. vehicle to the side, as such, the development meets or exceeds the requirements of SPD 'Parking' for both the existing and proposed dwellings.

In addition, additional turning facilities would be provided off the private drive which would allow vehicles at both the existing and proposed dwelling to easily access the parking spaces and enter and exit the site in a forward gear.

Highways DM have raised no objections to the proposals subject to conditions.

Trees

The application is accompanied by a Tree Survey and associated Impact Assessment and Method Statement. The tree survey revealed 12 items of woody vegetation, comprising 7no. individual trees and 5 tree groups or hedges. All 12 items were retention category C. The majority of the tree cover consists of trees situated on or near the boundaries of the site.

The report concludes that no trees or groups of trees will be require removal to facilitate the development. T9 will require pruning works including reducing the crown by 1-2m but it is considered that the tree can tolerate such works.

The trees will require protection during construction and this is detailed in the accompanying Arboricultural Method Statement and will be conditioned.

Conclusion

In summary the proposed residential development is considered acceptable in principle due to the land being designated urban fabric in the local plan and it being within the Hoyland Principal Town which is a priority to accommodate housing growth. The proposal therefore achieve compliance with local plan policies LG2, H1, H2 and therefore SD1 Presumption in Favour of Sustainable Development by consequence.

The application is also considered acceptable in relation to the other considerations set out in the assessment section of the report including highways matters and trees subject to appropriately worded conditions.

Taking into account the relevant development plan policies and other material considerations the application is in accordance with the development plan (most notably policies LG2, H1, H2, H6, GD1, I1, BIO1, T4) and is assessed to be a suitable and sustainable form of development that accords with Local Plan Policy SD1 Presumption in favour of Sustainable Development in overarching terms. Similarly in National Planning Policy terms (NPPF) the presumption in favour of sustainable development is considered to apply also (para 11) which is that proposals that accord with an up to date development plan should be approved without delay. The recommendation is one of approval therefore subject conditions.

Recommendation

Grant planning permission subject to conditions.