

---

2025/0462

Mr A Swann

12 Staincross Common, Mapplewell, Barnsley

Erection of detached dwelling following demolition of the existing bungalow.

---

### Site Description

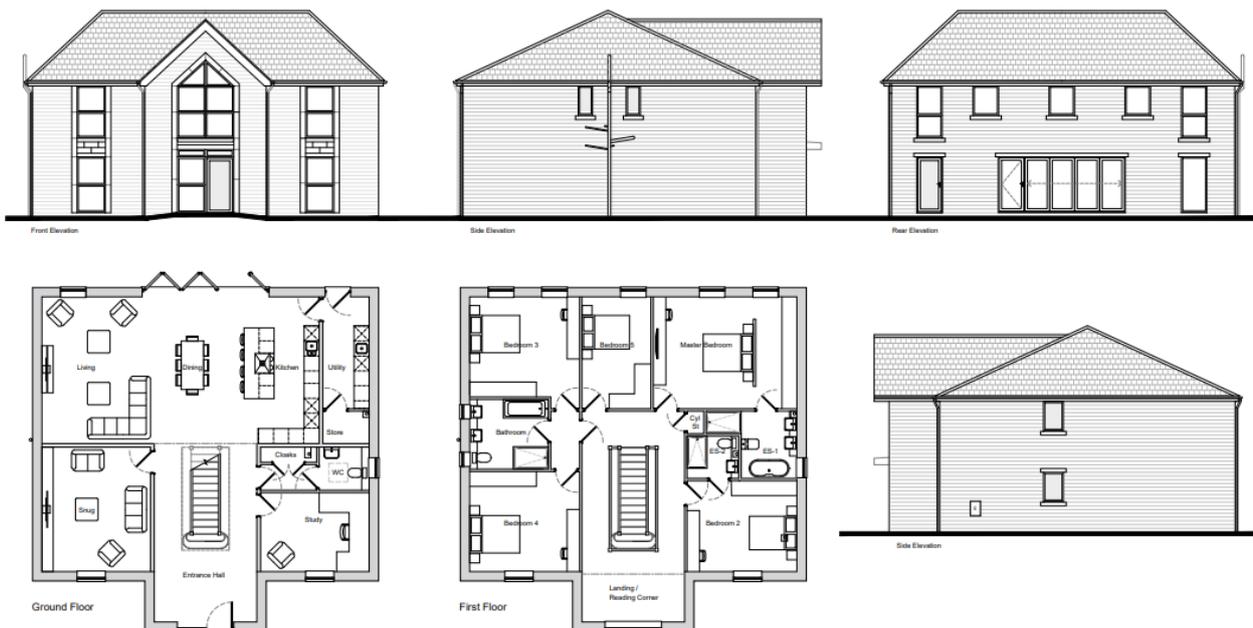
The application site is located on the north east side of Staincross Common. It is a generous plot which is set back from the main road. To the front there is a spacious driveway area in front of the existing bungalow. To the rear is a large garden area with a large detached outbuilding within it. The surrounding properties vary in terms of their design, and there are a mixture of bungalows and two storey properties in the street scene. The prevalent materials are red brick and brown rooftiles however there are some variations with a number of properties built in stone and some small elements of render present.

### Planning History

There is no relevant site history.

### Proposed Development

The application is proposing to replace the existing bungalow with a two storey dwelling. The proposal would be on a comparable footprint to the existing bungalow and also seeks to widen the existing access, demolish the outbuilding at the rear and add some minor hard and soft landscaping. For reference the plans are shown below:





## Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

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

### Local Plan Allocation – Urban Fabric

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy H1: The Number of New Homes to be Built.***
- ***Policy LG2: The Location of Growth.***
- ***Policy GD1: General Development.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy D1: High quality design and place making.***
- ***Policy T3: New Development and Sustainable Travel.***
- ***Policy T4: New Development and Transport Safety.***
- ***Policy BIO1: Biodiversity and Geodiversity.***
- ***Policy CC2: Sustainable Design and Construction.***

### Supplementary Planning Document(s)

- ***Design of Housing Development (Adopted July 2023).***
- ***Parking (Adopted November 2019).***
- ***Sustainable construction and climate change adaptation (July 2023).***

### National Planning Policy Framework (December 2024)

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 9: Promoting sustainable transport.**

*Paragraph 116. 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, following mitigation, would be severe, taking into account all reasonable future scenarios.*

– **Section 12: Achieving well designed places.**

*Paragraph 131. The creation of high quality, beautiful and sustainable 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.*

*Paragraph 135. Planning policies and decisions should ensure that developments:*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>51</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

*Paragraph 136. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.*

## Other Material Consideration(s)

- **South Yorkshire Residential Design Guide 2011.**
- **National Planning Practice Guidance (NPPG) (as amended).**

## **Consultations**

Biodiversity	<i>Content that the application meets the definition of self-build and therefore is exempt from the BNG mandatory requirements.</i>
Forestry Officer	<i>No comments received.</i>
Highway Drainage	<i>No comments received.</i>
Highways Development Control	<i>No objections subject to conditions</i>
Pollution Control	<i>No objections subject to conditions</i>
Yorkshire Water Services Ltd	<i>No comments received.</i>
Local Ward Councillors	<i>No comments received.</i>

## **Representations**

Neighbour notification letters were sent to surrounding properties and one objection has been received from the adjacent neighbour. Concerns have been raised, primarily in relation to overshadowing and loss of light from their side windows (north west facing).

A second round of consultation was done due to the siting of the proposed dwelling being amended. No further objections were raised to the amended proposal.

## **Assessment**

### Principle of Development

The site is within a residential area and is defined as Urban Fabric in the Local Plan, meaning that there is no specific land allocation.

The site at present has a bungalow and large detached outbuilding/workshop within it and therefore the primary use of the site as residential will remain the same and the principle of a replacement dwelling is acceptable. Other development plan policies should also be met.

### Impact upon Visual Amenity

The application proposes to replace the existing bungalow with a two storey dwelling. The topography of the street scene raises to the north west with the properties following this and stepping up as you go along. The properties to the north west of the site are all two storey dwellings, which do differ in terms of their overall design and appearance. To the south east side of the site are two bungalows.

As shown on the illustrative street scene drawing above, the proposal follows the stepped approach along the street scene with its height being in between the height of the neighbouring house and bungalow. Therefore, it blends into the street scene without looking out of place. The proposal maintains large gaps between the two neighbouring properties which reflects the local character.

The proposed materials are similar to those of the adjacent dwelling to the north west side, and overall the street scene is varied in terms of material finishes therefore the proposed natural and

light stone, with clay roof tiles and black windows/doors are acceptable in terms of visual amenity and accord with Policy D1 of the Local Plan.

#### Impact upon Residential Amenity

The new dwelling will be positioned to the north west of the adjacent bungalow, given the siting within the plot it is unlikely the proposal would cause a significant loss of light or overshadowing. Some minor overshadowing may occur in the late evening, however this is likely already the case due to the existing two storey properties beyond the site, especially with the land levels being higher.

The proposal has been amended which moves the footprint of the proposed dwelling approximately 3m further north into the site, which will further minimise any loss of light or overshadowing. On balance, the bungalow will still benefit from a significant amount of light and sun for the majority of the day and therefore the proposal is not considered to have a harmful impact on neighbour amenity in this respect.

The neighbouring property to the north west side lies slightly further into the plot than the proposal, and therefore any overshadowing likely to occur would be directly over the property itself, the windows to the side elevation serve non habitable room windows and therefore this small degree of overshadowing is not a concern. Due to the positioning of the proposed dwelling in relation to this neighbour it is unlikely harmful overshadowing would occur over the neighbours garden area. Both neighbouring properties benefit from large garden areas and will have sunlight for the most part of the day.

As such, the proposal raises no concerns with regards to overshadowing or loss of light.

In terms of overlooking, the primary windows serving habitable rooms are limited to only the front and rear elevations, the dwelling is sufficiently distanced from the property to the rear and meets the requirements in the SYRDG which states that there must be a minimum of 10m from the rear of a property to the rear boundary. This is exceeded in this case.

The windows proposed to the side elevations of the dwelling serve bathrooms which are indicated on the floor plans and as such will have obscure glazed windows. This will be secured via condition.

As such, it is unlikely the proposal would introduce any overlooking or loss of privacy for neighbours, and meets the relevant requirements set out in the SYRDG.

Overall, there are no concerns with regard to neighbour amenity and policies GD1 and D1 of the Local Plan.

#### Impact upon Highway Safety

Highways DC have been consulted on this application and have raised no concerns with regard to the proposal. The site plan shows sufficient space for 3 on-site car parking spaces which meet the requirements of the Parking SPD, based on the size of the proposed new dwelling.

Further, in usual circumstances Highways DC would require the electric gates to be set back further from the highway, however in this instance, the Officer accepts that president has been set within the street scene and therefore raise no objection to the proposals subject to conditions.

Overall, the Highways Officer does not consider the proposal would cause harm to Highways Safety and therefore is in compliance with policy T3 and T4 of the Local Plan.

## Representations

One representation has been received from the adjacent neighbour (bungalow to the south east side). Concerns have been raised, primarily in relation to overshadowing and loss of light from their side windows (north west facing).

As discussed above, the positioning of the proposed dwelling has been altered which somewhat better the previous proposal as this will allow for more light to the adjacent neighbour at a later point in the day.

Nevertheless, the windows to the side elevation of the adjacent bungalow are small, secondary windows and are not the primary source of light to the rooms they serve and will still get light to their main windows and garden area for the majority of the day which is, on balance, acceptable.

The proposed development is not considered to harmfully impact neighbour amenity through loss of light or overshadowing as discussed above.

## Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to conditions.

**Recommendation -  
Approve with Conditions**