
2021/0803

Applicant: Mr Lee Forster

Description: Erection of 5no dwellings and associated works

Address: Kilnglaye, 34 Westgate, Monk Bretton, Barnsley, S71 2DJ

Site Location and Description

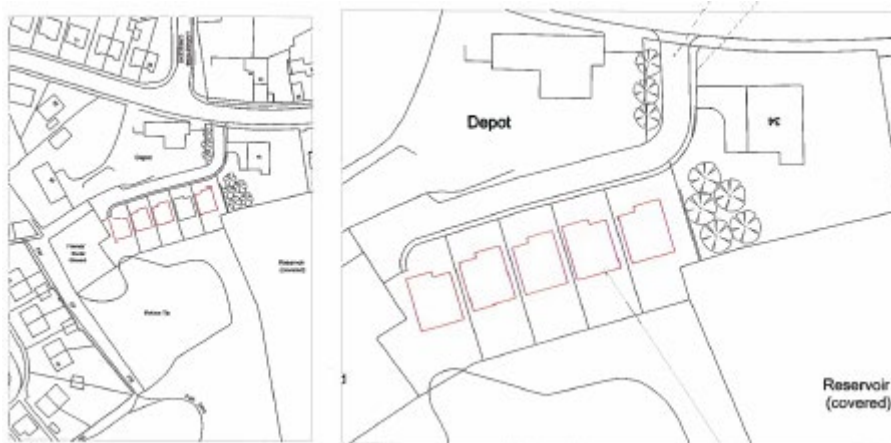
An area of land set back from Westgate in Monk Bretton, measuring approximately 0.2 Hectares. The site has previously been used as a garden area for number 34 and contains remains of outbuildings. It is currently disused with the outbuildings largely demolished and the site overgrown, although some clearance works have recently started. To the east of the site is a residential bungalow and associated gardens, to the West are residential properties, including an extended 'L' shaped bungalow in close proximity, to the South is a disused landfill site and covered reservoir and to the North is a depot with storage and office buildings, with Westgate beyond.



Site History

2007/1497 – Construction of access drive and drainage to enable future residential development – approved with conditions

2009/0562 – Erection of 5no. dwellings (outline) – Approved with conditions



2010/1358 – Erection of 4no. detached dwellings and 1no. detached garage – Approved with conditions



Proposed Development

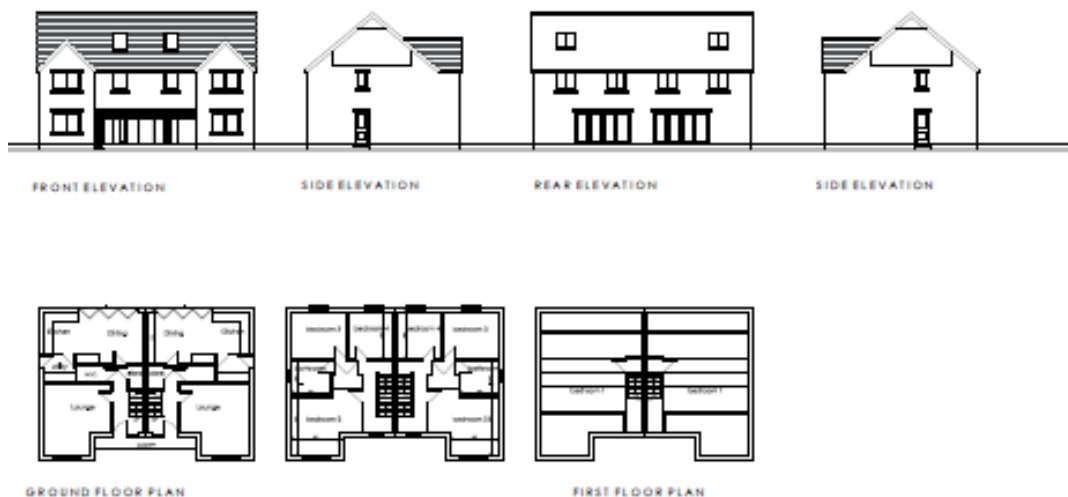
The applicant seeks permission to erect 2no pairs of 2.5 storey semi detached properties and a detached dwelling with attached garage (5No. Properties in total). All the properties would have 4 bedrooms. The semi-detached properties would have buffer gardens to the front and parking for 2no. vehicles to the side. The detached dwelling would have a buffer garden to the front and a driveway for 1no. vehicle. The second parking space would be provided in the attached garage. All the dwellings would have private amenity spaces to the side/rear.

The plans have been amended through the application process including changes to the access road, parking layout and design of the dwellings.

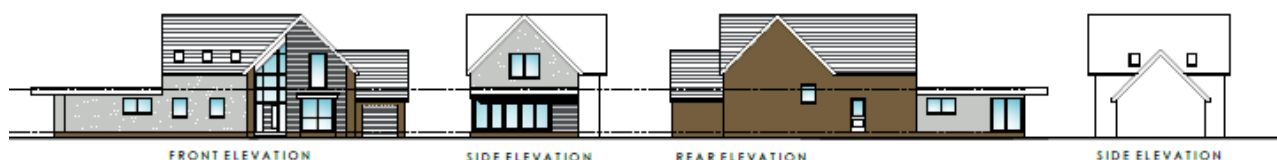
Layout



Plots 1-4



Plot 5



Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy H1 The Number of New Homes to be Built

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 T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

Policy BIO1 Biodiversity and Geodiversity

Policy CC1 Climate Change

Policy CC2 Sustainable Design and Construction

SPD's

Those of relevance to this application are as follows:

-Designing 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 91 - 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.

Consultations

Drainage – No objections subject to conditions

Broadband - No objections subject to conditions

Yorkshire Water – No objections subject to conditions

Highways – No objections to the revised plans subject to conditions

Ecology – further details requested; however, the site is previously developed, has undergone some recent clearance and has a long history of approvals.

Tree Officer – No comments

Air Quality Officer – No objections subject to condition

Ward Cllrs – No comments

Representations

21 neighbours were consulted on the application. 1 letter of objection was received. The main points of concern are;

- Redline boundary incorrect
- Plans submitted are out of date

- Gardens to the rear of plots 1 & 2 have substandard depth
- Overbearing impact of plot 5.
- Limited boundary treatment details
- Potential overlooking.

Assessment

Principle of development

The site is allocated as Urban Fabric within the Local Plan. Local Plan policy H4 'Residential Development on small Non-allocated sites' states 'proposals for residential development on sites below 0.4 hectares will be allowed where the proposal complies with other relevant policies within the plan.

All new dwellings proposed 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, particularly in respect of the levels of mutual privacy. In addition, development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the possible future development of a larger area of land.

The Government has changed the designation of garden areas from 'brownfield land' to 'greenfield land', in an attempt to resist development of additional houses within the curtilage of larger homes, known as 'garden grabbing', as this has also had an adverse impact on larger housing stock. Often additional dwellings have been built within their curtilage, resulting in an adverse impact on the original dwelling. Local Plan Policy H9 'Protection of Existing Larger Dwellings' states '*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.*'

Despite the above paragraph, the site has accommodated large outbuildings in the past and is not currently integral to the immediate domestic curtilage around the property. In addition, the bungalow would retain a generous garden despite the loss of this site, therefore, it would not have an adverse impact on the setting of the original dwelling.

It should also be noted that the site has had 3 former permissions for residential development as outlined in the site history section above, although these permissions were approved prior to currently adopted policies and guidelines and were never implemented.

The previous permission was for 4no. detached dwellings whereas the current proposal is for 5 dwellings in total. However, the proposed floor space of the 5 dwellings equates to around 86% of the total floor space of the 4no. previously approved dwellings, as such, despite the increase in number the floor space has reduced.



This current development will be assessed against current policies and guidelines under the following headings;

Residential amenity

Access into the site is taken from Westgate and would run adjacent to the bungalow adjacent (number 34). It is noted that noise and disturbance would be generated adjacent to the side boundary of that property as a result of vehicular and pedestrian movements, however, as outlined above there have been several approvals for an access in this position previously. In addition, the modest development would not generate significant amounts of traffic. It should also be noted that the site was previously used for commercial purposes which would have generated an element of noise and disturbance on the site, and, there is an adjacent existing access which serves a neighbouring commercial property.

Plot 1 would be located to the South West of number 34 and would be positioned beyond the neighbouring rear elevation. However, there would be a separation distance of circa 18m between the existing and proposed side elevations and there are no habitable room windows directly facing the neighbouring property.

4 of the 5 proposed dwellings directly face the property to the North which fronts West Gate, however, that building serves offices and commercial uses with associated yards and parking spaces between those buildings and the sites. In any case, the proposed habitable room windows are over 10m from the shared boundary.

There is an extended, 'L' shaped bungalow located to the North West of the site. Plot 5 would be in relatively close proximity to the dwelling and orientated to the South East. There are habitable room windows on the neighbouring bungalow which face plot 5, however, there is a separation distance of 16m to the side elevation of the garage, in accordance with the SPD. The garage element is also single storey with a modest eaves height. The main 1.5 storey element of plot 5 would be over 20m from the extended bungalow and the roof of that section slopes away from the shared boundary. In addition, there are no habitable room windows which directly face the habitable room windows or the private amenity space of the neighbouring bungalow.

There are no existing residential properties to the South of the site and the site is separated from the dwellings to the West by an access track. There is a housing allocation to the South West of the site, but it would only share a partial boundary with plot 1, the development would not prejudice the development of that larger site.

The front elevation of plot 5 would fall short of 12m from the side elevation of plot 4, however, only part of the front elevation is obscured, and the main living area would be triple aspect, as such, adequate light and outlook would be achieved.

In terms of the proposed dwellings, they would meet or exceed the require internal spacing as set out in the South Yorkshire Residential Design Guide. They also have garden areas in excess of 60m², in accordance with SPD 'Design of Housing Development'. It is noted that the rear gardens of plots 1 and 2 fall short of a 10m depth, however, that is generally required when the rear elevations face an existing private amenity space to ensure privacy levels are retained.

Visual Amenity

The site is in a relatively non-prominent position set back from the highway. It is noted backland developments are generally discouraged, however, SPD 'Design of Housing Development' does make concessions where the land has previously been developed and accommodated activity, as such, the proposal, in this instance, would not be an undesirable form of backland development. It should also be noted that there is a long history of approvals for detached dwellings on the site.

Plots 1-4 consist of a pair of identical semi-detached blocks, although interest is added to the design through the projecting gables and use of materials. Plot 5 is a detached property and differs in design. It has single storey and 1.5 storey elements and is situated closer to the boundary of the site and adjacent to existing buildings.

The design and stepped roof of plot 5 not only adds interest but also allows the development to reduce in height as it moves closer to the neighbouring properties and shared boundaries. It is more representative in height and scale to the immediately adjacent single storey and 1.5 storey properties.

The surrounding area is a mixture of property styles, sizes and designs; therefore, the development has no particular architectural language to reflect or follow, therefore, the development would not appear incongruous or detrimental to the visual amenity of the area, in accordance with Local Plan Policy D1.

Buffer gardens are proposed to the front of each dwelling which would aid to soften the development and break up the areas of hardstanding and parking. Each dwelling also has pedestrian access to the rear gardens which would allow bins and recycling containers to be stored away from the shared drive and the front elevations.

There are some listed buildings to the East of the site, however, there is over a 150m separation distance and the proposal would not affect the setting of these buildings. The Conservation/Listed Building Officer has raised no objections.

Initially it was proposed that the dwellings would be predominantly rendered with some feature cladding, however, this has been revised to stone in order to harmonise with the immediately adjacent buildings which are visible from Westgate and the proposed access.

Highway Safety

As outlined above, the site has had several previous permissions where a similar access was created into the site from Westgate. The access and turning and manoeuvring areas have been amended throughout the application process inline with the Highways Officers comments. The scheme as it currently stands has adequate visibility splays and turning and manoeuvring areas. Given it is a private drive the development also includes a bin collection point to allow refuse vehicles to collect wheelie bins from the adopted highway.

In terms of parking for the individual plots, plots 1-4 have 2no. in curtilage parking spaces either side by side or tandem. Plot 5 only has a single driveway, however, the internal spacing within the garage meets the requirements of the South Yorkshire Residential Design Guide, as such, it can be considered a parking space. Therefore, each plot would meet the requirements of SPD 'Parking'. The parking areas of plots 4 and 5 have been amended through the course of the application to improve the access into and out of the spaces.

It is noted that there is a lack of visitor parking within the site and limited turning for larger vehicles. However, Westgate does not have parking restrictions within close proximity to the site and a refusal could not be sustained on that point, especially given the planning history of the site.

Trees

The majority of the trees within the site would need to be removed to accommodate the dwellings and the access road, as was the case for the previous approvals. The trees within the site are of a relative low quality with 1 category 'U' and the rest category 'C'. The trees offer little to the wider visual amenity of the area given the location of the site and the surrounding areas of development and hardstanding.

Ecology

The application has not been accompanied by an ecology report, however, as outlined above there is a long history of approvals for similar development and clearance of the site. Furthermore, the site previously accommodated large outbuildings which covered large areas of the site. The site is also surrounded on all 4 sides by existing development and areas of hardstanding. As such, a refusal on ecology grounds could not be sustained in this instance.

Some clearance works have also commenced.

Conclusion

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the revised scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Grant planning permission subject to conditions:-