

Applicant: Mr Perdip Singh Sangha

Description: Residential development of 5 dwellings and associated works, including private access road (outline seeking approval over means of access, layout and scale).

Site Address: 14 Beaver Lane, Gawber, Barnsley, S75 2 RP

Site Description

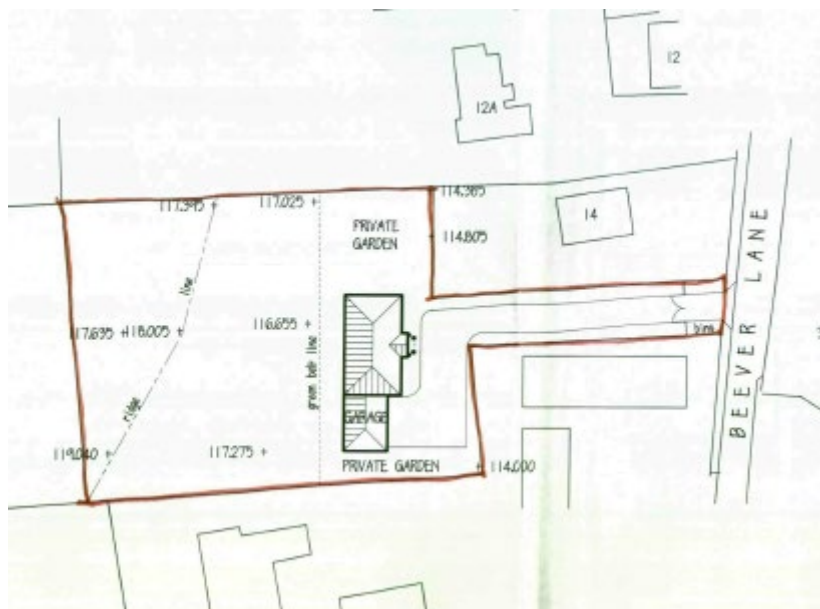
The application relates to a rectangular piece of land, measuring approximately 0.68Ha, located to the East of Beaver Lane in Gawber. The land is currently vacant, and some clearance works have taken place. The central part of the site is relatively open, and the boundaries are marked by bushes, hedges and trees. The land slopes up from West to East and vehicular access is taken from Beaver Lane, which is a one-way street linking Church Street with Redbrook Road.

The immediately surrounding area is predominantly residential in character. To the South of the access track is a 3-storey block of apartments and to the North is a recently renovated and extended detached dwelling. The site also borders a further residential property to the north and a residential property and Barnsley Hospice to the South. To the West of the site are fields and wooded areas.

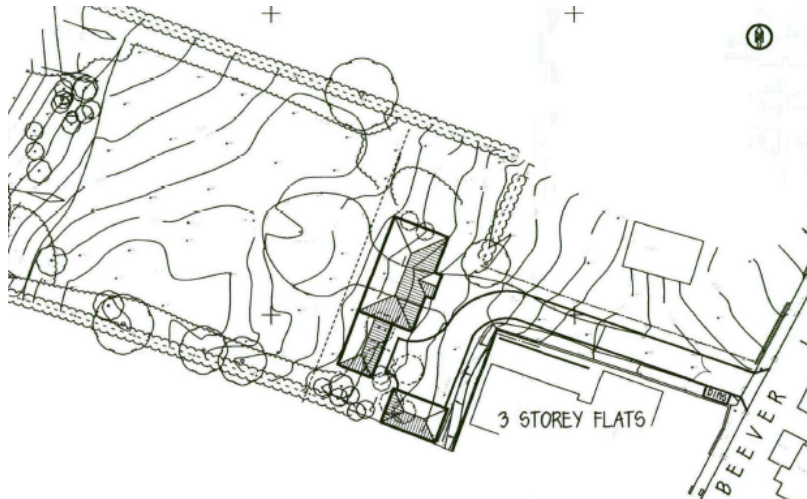


Site History

2008/1684 – Erection of detached dwelling with integral garage – approved



2011/0520 – Erection of a detached dwelling with triple garage – approved



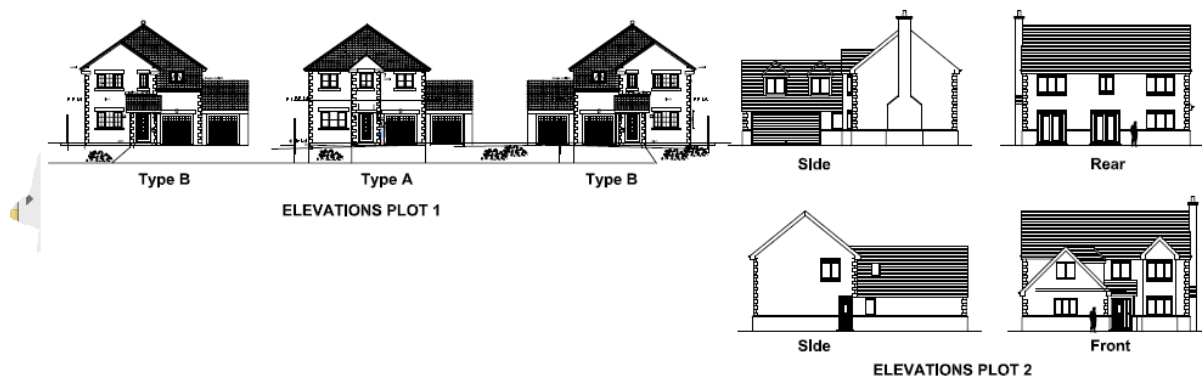
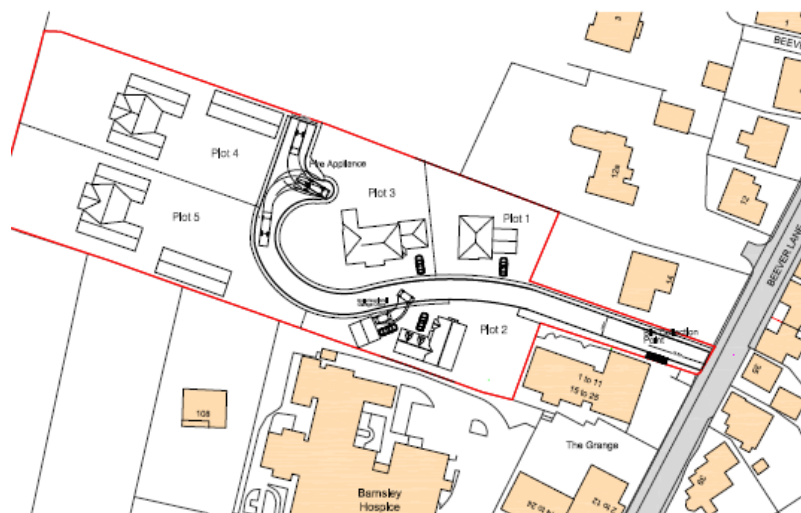
Proposed Development

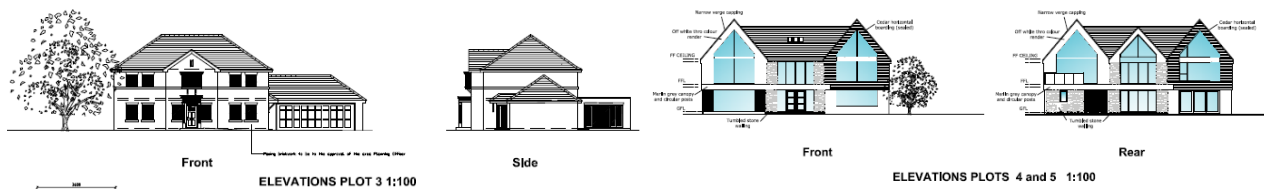
The applicant seeks outline approval (including means of access, layout and scale) for a residential development of 5 detached dwellings and associated works, including private access road.

Plots 1 and 4 are shown to be 4-bedroom properties, plot 2 is a 3 bed and plots 4 and 5 are 4/5-bedroom properties.

Plots 1 and 3 would have attached garages and plots 2, 4 and 5 would have detached garages.

The site would be accessed using the existing access from Beever Lane.





Policy Context

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

Policy H1 The Number of New Homes to be Built

Policy H5 Residential Development on Large Non-allocated site

Policy H6 Housing Mix and efficient use of land

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 CC2 Sustainable Design and Construction

SPD's

Those of relevance to this application are as follows:

- Design of Housing Development
- Parking
- Sustainable Travel

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 93 - 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

SYMAS – No objections subject to conditions

Drainage – No objections subject to conditions

Coal Authority – No objection subject to condition

Yorkshire Water – No objections subject to conditions

Air Quality Officer – No objections subject to EVCP's

Reg Services – No objections subject to full noise details with the reserved matters application.

SFSY – No objections

Highways – No objections to the amended plans subject to conditions

Ward Councillors – No comment

Representations

36no. letters were sent to neighbouring residents and a site notice was erected within the immediate area. 1no. letter was received requesting details of separation distances.

Assessment

Principle of Development

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.

Local Plan Policy H5 'Residential Development on Large Non-allocated Sites' states proposals for residential development on large Non-allocated sites which are not shown as housing on the policies map will be supported where they;

- Are located on previously or part previously developed land;
- Are located within Urban Barnsley, Principal Towns and Villages;

- Are accessible by public transport; and
- Have good access to a range of shops and services.

It is noted that the site has not been previously developed but it has had previous approvals for residential development and is bounded by existing residential development. It is located within Urban Barnsley and allocated as Urban Fabric within the Local Plan.

Beever Lane links to Redbrook Road which has a regular bus service and there are bus stops for both directions where Beever Lane meets Redbrook Road. Redbrook Road also provides a range of shops and services within 400m of the site including a Sainsburys Local, pubs and takeaways. There are also further local shops, a Post Office, florist, sandwich shop and Aldi within 800m of the site.

Local Plan Site MU1 is located to the West of the application site, however, there is an area of Urban Fabric and Redbrook Pastures separating the site from it, it does not immediately adjoin. As such, the proposed development would not prejudice development on that site.

The application site adjoins a larger area of Urban Fabric. However, it sits to the South East corner of that site, bounded on 2 sides by existing development. There are alternative access points to that site, other than the access that serves this site, as such, the development of this site would not significantly prejudice future development on the neighbouring land, in accordance with Local Plan Policy GD1 which states 'proposals for development will be approved if they will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land. In addition, the access to this site off Beevor Lane. Beevor Lane is relatively narrow and operates a 1 way system, as such, it is unlikely that the larger area of land could be served via this site while maintaining Highway Safety.

Residential Amenity

The application is an outline, but the applicants are applying for layout and scale. The submitted layout plan and indicative floor plan demonstrate that the proposed properties would be the required separation distance from existing residential properties and each other, as such, they would not significantly increase overshadowing or be overbearing.

It is noted that the rear boundary of plot 2 would be in close proximity to the apartment block. However, the adjacent apartment elevation is a side elevation and the proposed rear elevation of plot 2 would meet the required separation criteria.

The submitted plans also demonstrate that the proposed properties could meet or exceed the internal spacing standards set out in the South Yorkshire Residential Design Guide and the external spacing standards set out in SPD 'Design of Housing Development'.

The properties would inevitably introduce noise and disturbance onto a previously undeveloped site, through residential and vehicular activity. The proposed access also runs between residential properties. However, the access already serves the land and the addition of 5 properties, within a predominantly residential area, would not significantly increase noise and disturbance. It should also be noted that the site is bounded by a block of flats and a hospice.

Some of the proposed dwellings would share a boundary with the Hospice which provides 24 hour care and has some external plant and machinery which could result in some noise and disturbance. Regulatory Services have not objected subject to additional information at reserved matters stage.

Given the above, residential amenity levels would be maintained, or provided, to a reasonable degree, in accordance with Local Plan Policy GD1.

Visual Amenity

Appearance and landscaping are reserved matters, but the applicant has applied for layout and scale and provided site plans, floor plans and elevation drawings for consideration.

The site is within a relatively non-prominent position, given that views from Beever Lane are restricted by neighbouring buildings, including the 3-story apartment block. It is noted that the development would be to the rear of the predominant building line on Beever Lane, but this is commonplace immediately adjacent to the site on Both Beever Lane and Church Street, as such, it would not be contrary to the development pattern or layout of the area. Also, as mentioned above, this site has previously been granted approval for residential development.

It is noted that the proposed layout falls short of the density requirements set out in Local Plan Policy H6, however, the footprints of the dwellings and sizes of the plots accord with the detached properties to the North of the site. As such, the proposed layout reflects and harmonises with the development pattern within the immediate area. It should also be considered that this site was previously approved for 1 no. large dwelling, as such, the density has increased considerably since then.

The proposed layout plan and the indicative elevations and floor plans demonstrate that despite the proposal being for only 5 no. dwellings, the scheme would provide a mix of housing types, in accordance with Local Plan Policy H6. There are 4 no. different house types ranging from 3 bedrooms to 5 bedrooms. With the exception of plots 4 and 5, each property would be different in its design. The indicative plan shows a mix of more traditional designs, juxtaposed with more contemporary designs and materials. This is reflective of Beever Lane which is made up of an eclectic mix of individually designed properties and a varying palette of materials.

Given the comments above, visual amenity would be maintained, in accordance with Local Plan Policy D1.

Trees

There are trees and hedges on the boundary of the site, particularly to the North Eastern corner. This part of the site would form the side/rear boundaries of plots 4 and 5, as such, could be retained. This would be considered further at reserved matters stage when landscaping is considered.

Highways

The site would be accessed via an existing access track which currently serves the land. Permission has also been previously granted for that access to serve a residential property on the land.

The layout plan shows that an access of 5m wide can be accommodated which will allow 2 no. vehicles to pass easily. There is also space for a pedestrian pavement to one side of the access to avoid conflict between pedestrians and vehicles. A turning head is also provided within the site to allow larger vehicles to enter and exit within a forward gear.

Each property would have off road parking for at least 2 vehicles, plus they each have garages of varying sizes, in accordance with SPD 'Parking'.

Highways raised some initial concerns with the original proposal but there have been a number of amendments throughout the course of the application to address these including repositing the garage to plot 2 to provide a 6m long drive to the front, widening the road to 5m, increasing the size of the turning head and providing a bin collection point adjacent to the highway.

Highways DM have confirmed they have no objections to the current scheme, subject to conditions.

Coal Mining

The site is located within a Coal Authority coal mining referral area due to the presence of shallow coal (Barnsley seam) and coal mine workings. The site is therefore considered to be at significant risk from coal mining legacy issues such as ground instability and potential gas migration.

The applicant provided an up to date coal mining risk assessment by Cape Site services Ltd ref CMRA00266. The report discusses the mining legacy risks and makes recommendation for site investigations to evaluate the requirement for any ground remediation/mitigation.

In summary, SYMAS and the Coal Authority consider the submitted Coal Mining Risk assessment appropriate for the proposed development, subject to further site investigations requested by condition.

Summary

Considering 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 subject to conditions