

2021/0790

Mr and Mrs Jones

Outline application for detached dwelling with all matters reserved apart from access

24 Hedge Lane, Darton, Barnsley, S75 5PJ

Background

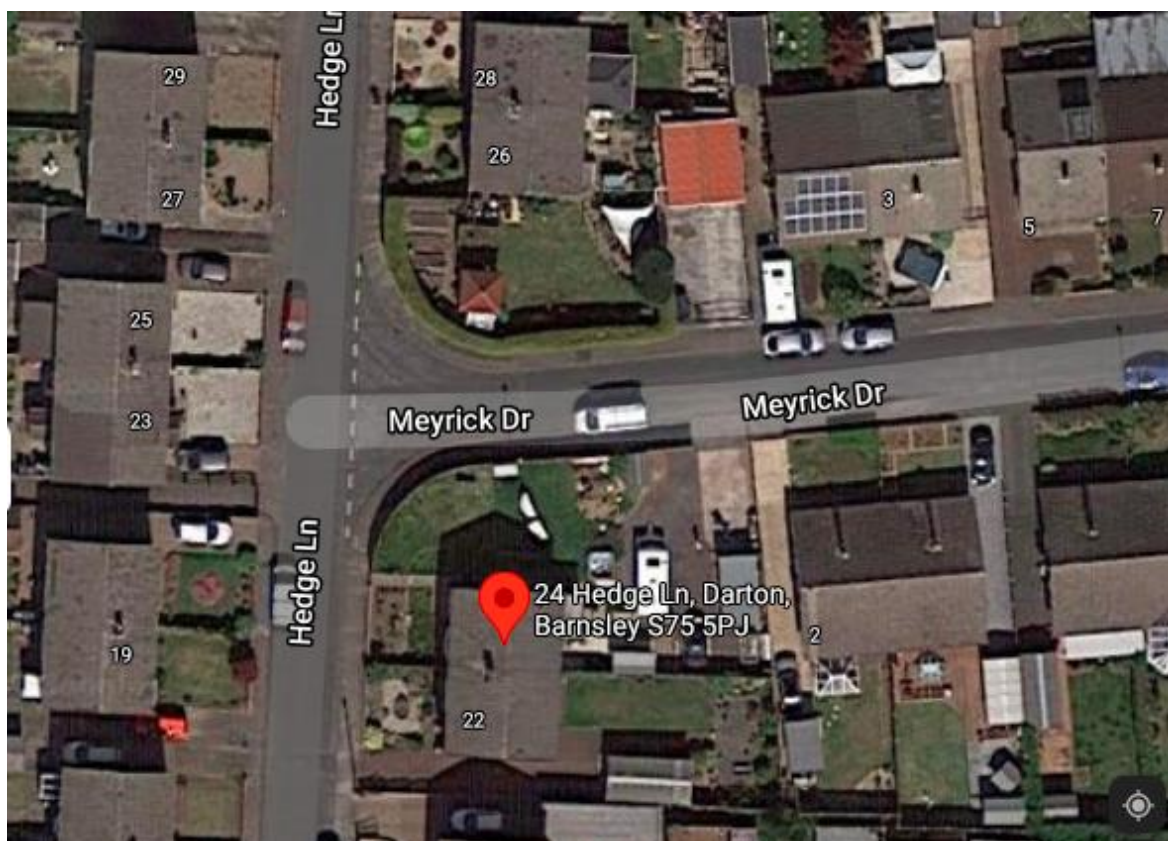
No planning history

Description

The site is a corner plot on the corner of Hedge Lane and Meyrick Drive and is currently the side garden to number 24 Hedge Lane, a semi detached two storey dwelling. The street scene consists of mainly semi-detached two storey dwelling, in average sized plots. To the rear of the property are semi-detached bungalows.

The property has an existing detached garage and access to the rear of Meyrick Drive, whilst the remainder of the land is mainly laid to grass and slopes up to Meyrick Drive. The boundary of the site is screened with a timber screen fence on a low stone wall. Number 26 to the north, at the opposite side of Meyrick Drive has a similar sized side garden and is also set on a corner plot.



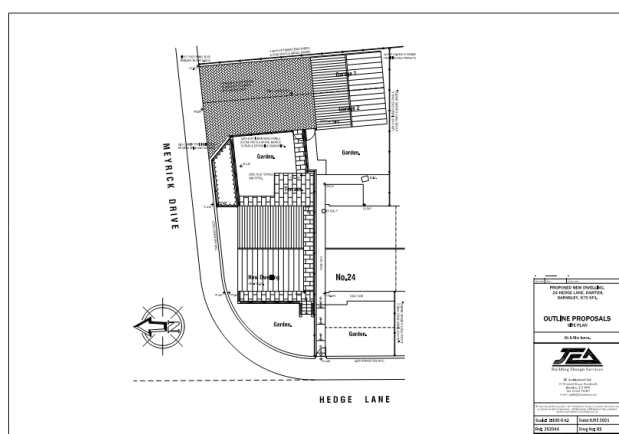


Proposed Development

The application is in outline with all matters reserved apart from the access. A site plan has been submitted showing the indicative layout and siting of the property and the proposed access to be considered. The site plan also shows two garages and two driveways, one for the existing dwelling number 24 and one for the proposed dwelling sited off Meyrick Drive to the rear.

Within the submitted design planning and access statement the agent indicates that a two storey dwelling would be appropriate on this site.

The proposed dwelling has been set forward from the main building line on Meyrick Drive due to the constrained nature of the plot.



Policy Context

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

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)

RE1 Low Carbon and Renewable Energy

D1 High Quality Design and Place Making

Poll1 Pollution Control and Protection

BIO1 Biodiversity and Geodiversity

Policy H9 does not apply to this application as the dwelling is 3 beds only. The SPD states that 'Local Plan policy H9 Protection of Larger Existing Dwellings resists development within the curtilage of existing larger dwellings where it will have an adverse impact on the setting of the original dwelling, and the size of the remaining garden area. For the purposes of this policy we consider 'larger dwellings' to be those that have four or five bedrooms, or are capable of accommodating four or five bedrooms without significant adaptation.' The property would need to be significantly adapted with a two storey extension in order to provide 4 bedrooms.

SPDs

The proposals have been considered in relation to the following SPD's:-

-Design of housing development

-Parking

Other Guidance

South Yorkshire Residential Design Guidance

NPPE

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

Ward Councillors – No comments received

Drainage – Details to be checked by Building Control

Highways – No comments received

Air Quality – recommended the provision of 1 EVCPs as a condition

Representations

2 letters have been received which raise the following:-

- 'Do not have problems with dwelling but have concerns about parking on Meyrick Drive. At the moment there are cars parked at south side of Meyrick Drive causing problems at junction with Hedge Lane. It would need double yellow lines at junction of Meyrick Drive and Hedge Lane both north and south sides.'
- 'We have grave concerns over the above planning application, principally on the grounds of highway safety and accessibility.'
- 24 Hedge Lane is already in possession of 3 vehicles plus a caravan resulting in at least two of these vehicles being parked in close proximity to the junction of Meyrick Drive and Hedge Lane. That was until this planning application was submitted when the vehicles have been parked on the applicant's land. Prior to this the parking at the junction of Meyrick Drive and Hedge Lane constituted a dangerous driving hazard when attempting to exit the junction. A number of near misses have resulted in my experience.'
- Although the applicant's property is situated on Hedge Lane, the new property will also be accessed from Meyrick Drive and we question the viability of this additional parking. Neighbours already have difficulty gaining access to their properties due to vehicles parked at the junction and on the roadside.'
- When visitors call at the applicant's property even more vehicles are parked on the roadside and the junction becomes even more congested.'

Assessment

Principle of Development

The site is located within an area of Urban Fabric where Local Plan Policies GD1 'General Development' and H4 'Residential Development on Small Non-allocated Sites' apply. These require that development should be compatible with its surroundings, in this case the street is purely residential and as such the use of this site for residential uses would be in keeping with the locality.

Residential Amenity

The Supplementary Planning Document 'Design of Housing Development' provides guidance in terms of separation distances and other amenity requirements, in order to ensure that any new development does not cause significant impact by way of overlooking, overbearing and overshadowing of existing dwellings and their private gardens.

The site is set within a predominately residential area therefore there are other dwellings which surround the site. The indicative siting of the dwelling shows that the separation distances set within the SPD could be met. The proposal should not cause any significant impact upon residential amenity in terms of overlooking or overbearing/overshadowing impact in accordance with the SPD.

The SPD and South Yorkshire Residential Design Guide also provides guidance in relation to amenity areas and states that 'rear gardens of proposed dwellings should be at least 50sqm in the case of two bedroom houses/bungalows and 60sqm for houses/bungalows with three or more bedrooms.' The proposed dwelling has a garden of approximately 57sqm and the existing dwelling 46sqm. At this stage it is unclear whether this would be a 2 or 3 bed property, however assuming both dwellings are of 3 bedrooms, the proposed dwelling and number 24 would not have sufficient garden areas and would be less than the recommended for 3 bed dwellings. The proposal would result in over development of the site, in that there is insufficient space to provide adequate private amenity space. The proposal therefore represents an undesirable form of infill development, which, would be materially detrimental to the amenities of the future occupiers and contrary to the SPD Design of Housing Development in terms of residential amenity and Local Plan Policy GD1 of the Local Plan.

Visual Amenity

Developments on infill sites should follow existing building lines and respect the existing pattern of development. The site is also a prominent corner site and the SPD states that 'corner sites can be particularly difficult to design sensitively and, as well as the general criteria, they should usually comply with the criteria relating to infill and backland development.' In addition, the SPD states that 'the space between the proposed dwelling and adjacent dwellings should reflect the prevailing character of the street.' The immediate street scene consists of semi-detached two storey properties. To the rear are semi-detached bungalows at a lower level. The site is located on a prominent corner plot and is currently used as the side garden of number 24. The garden contributes significantly to the spacious nature of the street scene and a similar spacious side garden can be seen to the north adjacent to number 26 at the opposite side of Meyrick Drive.

The application is in outline with some matters reserved which include the appearance and siting of the dwelling. Due to the constrained nature of the site, there are limited options available for the siting of the dwelling. The layout plan shows that the property could be sited in line with the existing dwelling number 24, however it would be set forward of the properties on Meyrick Drive. The agent has indicated that a two storey dwelling would be suitable in this location and it is unlikely that there would be sufficient internal floor area if the dwelling was single storey. It is felt that the proposed two storey dwelling would appear cramped within the plot with very little space left between the proposed dwelling, Meyrick Drive and number 24.

Due to the constrained nature of the site, the dwelling has been set forward of the building line of Meyrick Drive. As the property is to be sited in this prominent location, it is considered the new dwelling would appear incongruous and would not sit comfortably in its context. The proposal would result in a detached property being squashed and squeezed into an open side garden and would set a precedent for further developments on corner plots in the area. It is considered that the dwelling would be detrimental to open nature and character of the street scene contrary to the SPD Designing Housing Development and policy GD1 and D1 of the Local Plan.

Highway Safety

The highways section have not commented on the proposal, however there is an existing access in this location and it is set on a residential road. The access is located close to where Meyrick Drive meets Hedge Lane, however due this being a residential road and the speed of the traffic which would enter it; it is not considered to be detrimental to highway safety.

The properties would have 2 parking spaces per unit in accordance with the Parking SPD. There are no objections to the proposal from a highway safety perspective in accordance with Policy T4 of the Local Plan.

Recommendation

Refuse