

**PROPOSED SINGLE DWELLING**

**at**

**LAND AT  
CARLTON ROAD,  
ROYSTON, BARNSELY**

**For  
GATES HOMES LTD**

**DESIGN AND ACCESS STATEMENT**

**Prepared by**

**WHITE AGUS LIMITED**

**APRIL 2025**

## Site Description

A freehold site of approximately 1082 sqm located between the Church of St John the Evangelist and the former Vicarage.

The site is vacant and unkempt

The land is Urban Fabric in the Local Plan and is within predominantly residential surroundings. The principle of residential development is therefore considered acceptable subject to the relevant consents.



Carlton Road forms the northern boundary with the Church to the east. To the south is a residential development that is nearing completion.

The site lies within the Carlton Conservation Area

## **History**

Based on the information available on BMBC Planning Portal there is no recent planning history on the site.

## **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 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 -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 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.

## **Assessment**

The site is located within Carlton and close to the amenities and transport links.

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.

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.

Approval should be given for 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.

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.

Further, development should 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 below:-

### **Design/appearance/layout**

In terms of the layout, the submitted plan demonstrates that the plot can accommodate a large, detached dwelling while still providing adequate in curtilage parking and garden/amenity space. The accommodation proposed meets the standards as set out in The South Yorkshire residential Design Guide.

A dwelling in this location would not be contrary to the development pattern of the area, in accordance with Local Plan Policy D1 and SPD 'Design of Housing Development'

While no attempt has been made to duplicate the design features of the adjacent Vicarage, the roof styles, materials and features seeks to compliment the surroundings.

### **Residential Amenity**

Residential amenity has been designed and measured against the requirements as set out in the South Yorkshire Residential Design Guide.

The scale of the dwelling has been fully considered, and the layout demonstrates that a dwelling on the site could be accommodated on site without significantly increasing overshadowing or being overbearing features.

The submitted layout plan does demonstrate a private amenity space of over 60m<sup>2</sup> can be achieved, in accordance with the SPD.

### **Highway considerations**

The layout plan shows the property with one, parking space and detached garage. These off- street parking spaces are located within the curtilage of the dwelling.

There is adequate arrangements for vehicles to turn and be able to enter and leave the site in a forward gear.

As such, the development does accord with the requirements of SPD 'Parking'.

**Biodiversity** The submitted documents include a Bio-diversity report and assessment.

## **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 is considered suitable 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 layout plan shows that the development could achieve the required spacing and garden sizes to provide and maintain the required standards of residential amenity for existing and future occupiers.

The application is also considered acceptable in relation to the other considerations set out in the assessment section of the report including highways matters, coal mining risk.

Considering 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.