

2022/0435

Mrs N Tinker

Outline application for 12 dwellings with access, appearance, layout and scale under consideration at this stage

Land off Church Street, Bolton Upon Dearne, Rotherham, S63 8LP

Background

B/88/1712/DE/LB - B/88/1711/DE - Conversion of barn into 5 dwellings and erection of 8 dwellings – Approved with conditions

2016/1335 - Demolition of barn (listed building) – Approved with conditions

2016/1336 - Outline app for residential development (5no units following demolition of barn). (Approval sought over means of access, appearance, layout and scale) (Amended Plan) – Approved with conditions

Site Description

The application site extends approximately 0.31ha and is located off Church Street within the settlement of Bolton-on-Dearne. The site is situated in a residential area, with other residential development on all side. Access into the site is taken from Church Street.

The site forms a vacant area of land which had in part previously incorporated traditional agricultural Grade II Listed building. In the late 1980's planning permission and Listed Building Consent were granted for conversion of those buildings to residential use, however those permissions were not implemented and the buildings deteriorated and collapsed. The last remaining barn was fire damaged and beyond repair. In 2017 Planning Permission and Listed Building Consent for demolition of the Listed Building and redevelopment of that part of the site for 5 dwellings was granted under application refs 2016/1336 and 2016/1335. The two existing detached dwellings at the entrance to the site were constructed following grant of permission in the 1980s.

Proposed Development

The application is an outline application for 12 dwellings with access, appearance, layout and scale under consideration at this stage, with landscaping reserved for a future reserved matters application.

This application is the part resurrection of an earlier outline permission (now lapsed) granted under application reference 2016/1336 for 5 units, to replace a demolished listed building (demolition consent approved under 2016/1336). This proposal seeks outline permission for the redevelopment of the previous 5 plots within an L shaped barn style building, plus a further 7 units to the south and east.

The plans originally proposed 14 units, however due to feedback from the consultees, the number of units has been reduced from 14 to 12, to enable separation distances between new and existing homes to be increased, particularly for plots 6-7 and 11-12.

The highway arrangement has been amended to include a revised entrance detail and junction with Church Street. The internal highway structure now includes 2 x visitor

parking spaces at a central location and separated from private parking. The proposed amendments also allow for space for new landscaping to the front.

The proposed layout now shows the original 5 units within an L-shape building, 2 pairs of semi detached dwellings and a row of 3 terraced dwellings. The mix of units consist of 3 no. 2 bedroom dwellings; and 9 no 3 bedroom dwellings.

The application is accompanied by a Design and Access Statement, an Arboricultural Impact Assessment dated 10th August 2022, Biodiversity Metric, an Ecological Impact Assessment dated 31st October 2022, a Highways Statement dated April 2022 and a Stage 1 Desk Study dated August 2022.



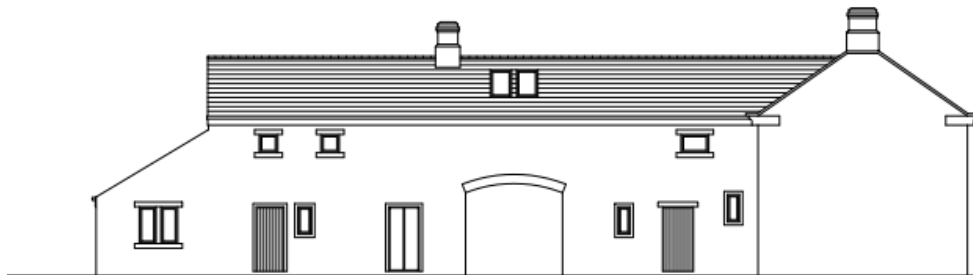


PLANNING LAYOUT KEY

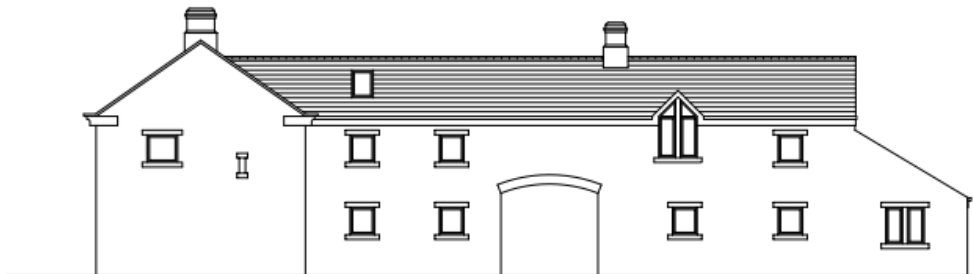
- Stone wall
- - - Close boarded timber fence
- Road
- - - Road markings
- Path
- XXXX House reference
- XX Rear garden plot no.
- BCP Bin collection point
- xx Drive plot no.
- - - Site boundary
- iv Gate
- Block paving
- Tree to be removed

Church Mews, Bottom upon Deane				
Reference	Plot Area (sqft)	Area	Total	Plot Area
Private				
Plot 1	100	1	1	100
Plot 2	100	1	1	100
Plot 3	100	1	1	100
Plot 4	100	1	1	100
Plot 5	100	1	1	100
Plot 6	100	1	1	100
Plot 7	100	1	1	100
Plot 8	100	1	1	100
Plot 9	100	1	1	100
Plot 10	100	1	1	100
Plot 11	100	1	1	100
Plot 12	100	1	1	100
Total	1200	12	12	1200

STEN ARCHITECTURE	
Mrs N Tinker	
Church Mews Bottom upon Deane	
Planning Layout	



West Elevation.
as Proposed.



East Elevation.
as Proposed.

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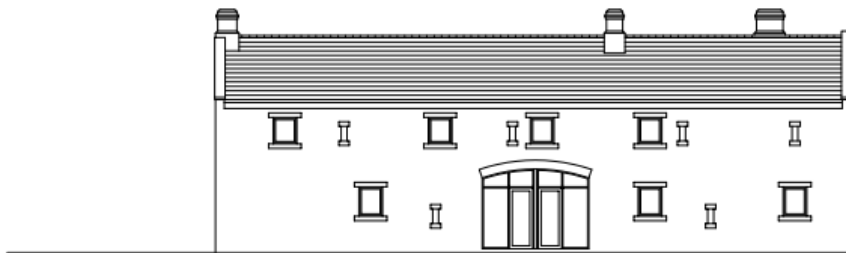


Drawn By	Checked By	Project No.	Project Name
1000 @ A3	SEPT 2016	3000	CHURCH MEWS, BOTTOM UPON DEANE, FOR MRS. N. TINKER.
Drawn By	Checked By	Project No.	Project Name
1000 @ A3	SEPT 2016	3000	CHURCH MEWS, BOTTOM UPON DEANE, FOR MRS. N. TINKER.

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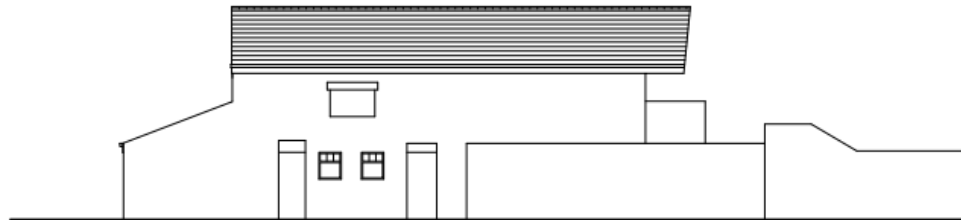


North Elevation.
as Proposed.

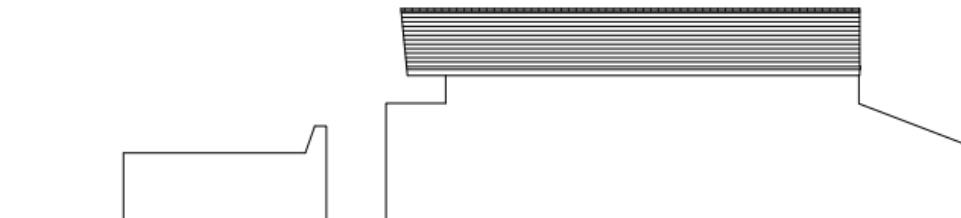


South Elevation.
as Proposed.

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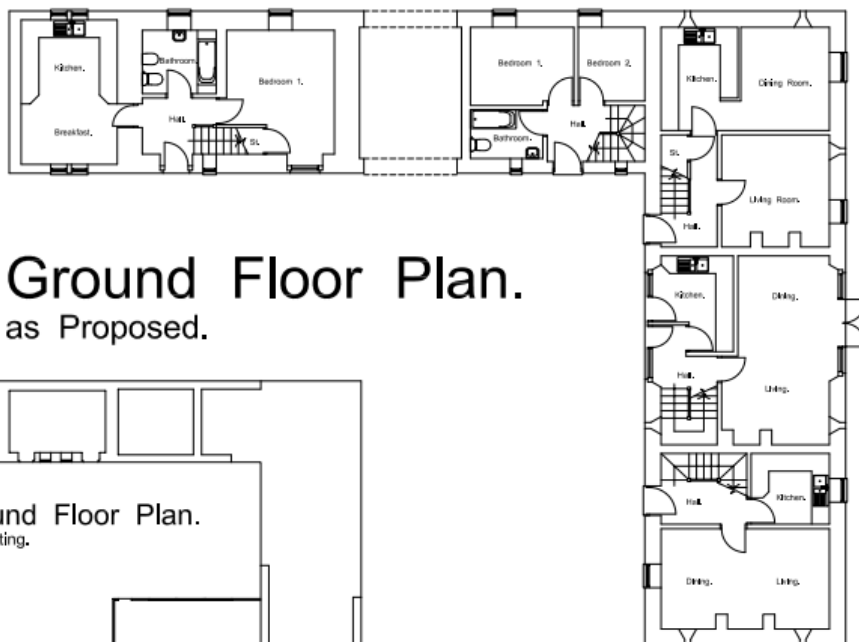


West Elevation.
as Existing.

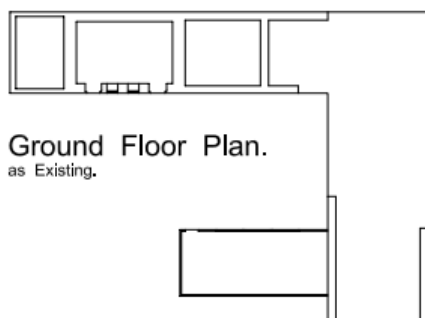


East Elevation.
as Existing.

Address	Project Title	Drawing Title	Scale	Drawn By	Checked By	Drawn On
3, Church Mews, Normanton, West Yorkshire, WF5 1SP.	PROPOSED CONVERSION, 3, Church Mews, Normanton, West Yorkshire, WF5 1SP.	ELEVATIONS AS PROPOSED, SHEET 2.	1:100 @ A3	SEP 17 2015	SEP 17 2015	2015-11-12
3, Church Mews, Normanton, West Yorkshire, WF5 1SP.	PROPOSED CONVERSION, 3, Church Mews, Normanton, West Yorkshire, WF5 1SP.	ELEVATIONS AS EXISTING, SHEET 1.	1:100 @ A3	OCT 28 2015	OCT 28 2015	2015-11-12



Ground Floor Plan.
as Proposed.



Ground Floor Plan.
as Existing.

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A Existing Plans added on client request: 23.10.2014

Project Title	Project No.	Project Date	Project Size	Project Value	Project Status	Project Location	Project Notes
PROPOSED CONVERSION, 3, CHURCH MEWS, BOSTON UPON DEANNE, FOR MR. N. TAYLOR	1000	1000	1000	1000	1000	1000	1000

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PROPOSED CONVERSION, 3, CHURCH MEWS, BOSTON UPON DEANNE, FOR MR. N. TAYLOR	1000	1000	1000	1000	1000	1000	1000



First Floor Plan.
as Proposed.



First Floor Plan.
as Existing.



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

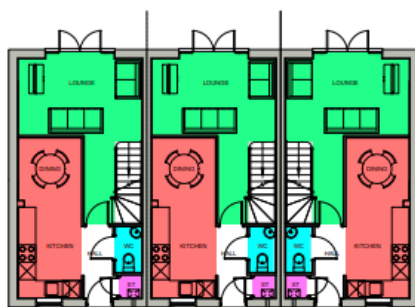
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STEN Architecture Ltd. 100a Southfield Lane, The Broom, Southfield, Leeds LS10 1PS. Tel: 0113 275 1100. Email: info@stena.co.uk. Website: www.stena.co.uk

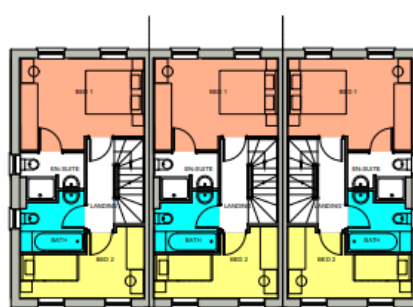
Client: Mrs N Tinker

Project: Planning Drawings Type C Elevations

Scale: 1:100 Date: 28.01.22 Drawn: DS

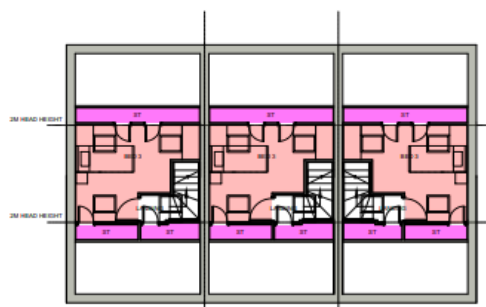


GROUND FLOOR PLAN



FIRST FLOOR PLAN

- Kitchen / Diner = 12.0 sqm
- Living = 15.01sqm
- Bathroom / WC = 5.49 sqm
- Storage = 4.96 sqm
- Bed 1 = 12.34 sqm
- Bed 2 = 8.02 sqm
- Bed 3 = 10.90 sqm



SECOND FLOOR PLAN

Scaled @ 1:100

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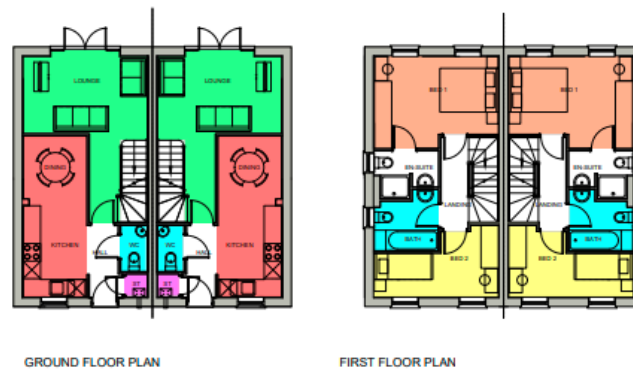
Client: Mrs N Tinker

Project: Planning Drawings Type C Plans

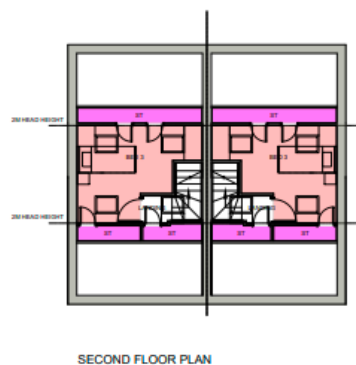
Scale: 1:100 Date: 28.01.22 Drawn: DS



Scaled @ 1:100



- Kitchen / Diner = 12.0 sqm
- Living = 15.01sqm
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- Storage = 4.96 sqm
- Bed 1 = 12.34 sqm
- Bed 2 = 8.02 sqm
- Bed 3 = 10.90 sqm



Scaled @ 1:100



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

SD1 'Presumption in Favour of Sustainable Development'.

GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.

LG2 'The Location of Growth'

H1 'The Number of New Homes to be Built' sets the target of new homes for the plan period 2014 to 2033 at 21,546

H2 'Distribution of New Homes' states 43% of new homes to be built in Urban Barnsley.

H4 'Residential Development - Small Non-Allocated Sites'

H6 'Housing Mix and Efficient Use of Land' proposals for residential development are expected to include a broad mix of house size, type and tenure and a density of 40 dwellings per hectare is expected

H7 'Affordable Housing'

T3 'New Development and Sustainable Travel'.

T4 'New Development and Transport Safety'

D1 'High Quality Design and Place Making'

'HE1' The Historic Environment: Positively encourage developments that help in the management, conservation and understanding of the historic environment

'HE3' Developments affecting Historic Buildings: Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance

HE6 'Archaeology'

GS1 'Green Space' requires new development to provide or contribute towards green space in line with the Green Space Strategy.

GS2 'Green Ways and Public Rights of Way' seeks to protect rights of way from development.

BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.

CC1 'Climate Change'

CC2 'Sustainable Design and Construction'

CC3 'Flood Risk'

CC4 'Sustainable Urban Drainage'

CL1 'Contaminated and Unstable Land'

Poll1 'Pollution Control and Protection'

PI1 'Infrastructure and Planning Obligations'

SPD's

- Design of Housing Development
- Parking
- Open Space Provision on New Housing Developments
- Sustainable Travel
- Financial Contributions for Schools
- Trees and Hedgerows
- Affordable Housing
- Biodiversity and Geodiversity
- Planning Obligations

Other

South Yorkshire Residential Design Guide

NPPF

The National Planning Policy Framework 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.

Consultations

Ward Councillors –

Cllr Dorothy Coates 'The only reservation I have is the condition of Angel Street which would be used on approach to the new housing. It's in a very poor state and additional traffic will only make it worse.'

Cllr Neil Danforth 'Will there be an archaeological survey done on the site as it is situated in a historic part of Bolton? Will the 2 houses on Church Mews have to contribute financially to the new access road which is planned? Will the developer inform the Planning Dept. when the Japanese Knotweed is removed? I know it is an Outline Application but I don't know if these items will be seen to at a later date.'

Highways – No objection subject to conditions

Affordable Housing – The proposal does not meet the threshold for requiring affordable housing provision

Yorkshire Water – No objections subject to conditions

Pollution Control – No objections subject to conditions

SYAS – No objections raised subject to a condition to ensure that an adequate scheme of recording is carried out.

SYMAS – No objections subject to informative

Tree Officer – No comments received

Biodiversity Officer – No objections subject to conditions

Drainage – No objections subject to conditions

Conservation Officer – No objections

Representations

A site notice was posted adjacent to the site and neighbouring dwellings have been consulted. The plans have been amended during the course of the application and residents have been renotified. The following representations have been received as a result of these consultations:-

7 comments/objections have been received:-

- Queries have been raised with regarding the maintenance of roads and paths.
- Concerns have been raised with regard to potential overlooking, loss of privacy and boundary lines/boundary fences.
- Concerns have been raised with regard to the impact of the proposed construction and noise/disturbance.
- Concerns regarding increased traffic and parking issues.
- Concerns raised with regard to the impact upon adjacent trees.
- Impact upon Local infrastructure, in particular gas supply.

Assessment

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. The site is surrounded by residential development and planning permission has been given previously for the residential usage of part of the site. In principle, residential use would therefore be considered appropriate at this location.

Visual amenity and layout

The proposal involves the erection of two and a half storey dwellings of one block of 3 dwellings and 2 pairs of semi-detached dwellings. The design of these properties is simple in nature, and which follow the characteristics of the adjacent residential developments which are mostly of two storeys in height. In terms of the L-shaped new build barn style development, this scheme has been approved previously. The building is designed as sympathetically as

possible in order to help retain a suitable link to the previous listed barn. The applicant is proposing to have predominantly small windows with stone heads and cills and has limited any feature elements to small aspects such as chimneys. Subject to a condition requiring material samples to be submitted, the Council's Conservation Officer is satisfied with the scheme, and it is therefore considered acceptable in terms of visual amenity and design.

In terms of layout, there are a mix of parking solutions proposed including parking courts and side parking. The SPD states that 'the maximum number of front of dwelling parking spaces acceptable in a row is four. These should be used sparingly in a development and be separated from other parking spaces by a considerable width of soft landscaping, i.e. more than the width of a parking space.' Whilst there is a strip of parking to the head of the cul-de-sac for 3 plots (6 spaces in total), this is more akin to a parking court rather than front of dwelling parking. In addition, should landscaping be used to separate the parking areas, this may cause future maintenance issues and confusion, therefore given these issues and the site constraints, the design of the parking court is acceptable in this instance.

The plots also have pedestrian access to their rear gardens which allows bins and recycling containers to be stored to the rear of the properties and away from public vantage points. Landscaping is to remain a reserved matter and should be assessed during the reserved matters application.

Local Plan Policy H6 also states Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. The plans submitted as part of this outline application propose a mix of 2 and 3 bed dwellings. The proposed dwellings are a mix of terrace style or semi-detached dwellings with accommodation over 2.5 stories. As such, it is considered to provide a good mix of house size and type, given this is a constrained site, in line with policy H6.

Given the above, the proposed development would maintain the visual amenity of the existing area in accordance with Local Plan Policy D1, SPD 'Design of Housing Development' and the NPPF.

Residential Amenity

There are existing dwellings which face onto the site at all sides. The plans show the required separation distances of 21m between habitable room windows and 12m from neighbouring habitable room windows to side elevations have been met or exceeded, in accordance with SPD 'Design of Housing Development', therefore the proposal should not cause any excessive overshadowing, loss of privacy or overlooking impact.

In terms of the amenities of the future occupants some concessions to room sizes have had to be made to ensure the design of the L-shaped barn style development reflects the previous barn. However, the overall interior floor space for each unit still meets the requirements of the South Yorkshire Residential Design Guide. In terms of the amenity spaces, with the barn style property these are to the front of the properties. In terms of area of garden space, they all provide at least 60 square metres of garden area per unit. However, some being to the front of the properties means the privacy of the gardens would be affected. Some boundary treatment would be needed but this would have to be carefully controlled so that it does not detract from the visual appearance of the building. It was considered within the previous application (approved 2017) whether to have the parking to the front and the gardens to the rear but the limited space in the courtyard would mean that garden areas would be much smaller whilst the appearance of cars to the frontage would detract from the appearance of the building. On balance, given that prospective purchasers would be aware of the situation,

it is considered that the need for the design of the building to be of high quality outweighs the limited harm relating to the privacy of the garden areas.

The proposal is therefore acceptable in terms of residential amenity standards in accordance with policies GD1 and the SPD Design of Housing Development.

Heritage and Archaeology

The site is not set within a Conservation Area, however given the site previously contained a Grade II Listed Building, the Conservation Officer has been consulted and has stated the following:

‘In principle I do not object and in particular I welcome the resurrection of the design approved previously for the barn under 2016/1335 and 1336). This design was the result of detailed discussions with Townsend Planning Consultants, Enforcement and Legal colleagues and Historic England following the fire and unapproved demolition of the historic building. Following approval of the 2016 applications, we received DOC for conditions 2 and 4 (Archaeology and demolition methodology) approved under 2018/0200 which related to the LBC demolition only. However, the planning permission approved under 2016/1335 was never implemented and has now lapsed.’

South Yorkshire Archaeology Service have stated they have no objection to the proposal subject to a planning condition.

Highways

The site would be accessed via an existing access off Church Street and has been designed with a cul-de-sac type arrangement. The applicant has been in consultation with the Councils Highways Officers in order to make a number of amendments to internal layout and access. The Highways Officers are now satisfied with the proposal. Concerns have been raised by residents in terms of parking pressures, however the proposal meets the requirements for off street and visitor parking set out in SPD ‘Parking’.

As a result of the above, the proposed plans meet the relevant technical design standards and is considered acceptable in highways terms in accordance with Local Plan Policies T1, T3 and T4.

Drainage and Flood Risk

In terms of drainage and flood risk, the Drainage Officer and Yorkshire Water raise no objections to this outline application subject to conditions.

Ecology

The Ecology Report submitted with the application states that: ‘At the time of survey, the site had been cleared and only relatively recently established pioneer plants were present across the artificial unvegetated, unsealed surface. The client explained that the clearance had been undertaken in winter 2021/22 together with the creation of a bund around the northern site boundary as part of ongoing site management and to combat fly-tipping. The client explained that regular work to clear rubbish and some vegetation had been undertaken during most winters since 2019 when a barn had been removed for reasons of health and safety.’

The Ecology Officer is satisfied with the Ecology Report and recommends approval subject to conditions. With the mitigation and enhancement measures proposed, it is considered that the

planned development maximises the potential benefits to nature conservation and would result in a significant net gain in terms of the sites biodiversity value. The development should therefore be completed in line with the recommendations in the Ecological Impact Assessment Report and the conditions of the planning permission. All the recommendations shall be implemented in full according to the timescales laid out and thereafter permanently maintained for the stated purposes of biodiversity conservation. A S106 agreement is required with this outline application to secure the off-site biodiversity mitigation in accordance with BIO1. The BNG assessment indicates that there is a loss of 0.37 units, therefore a commuted sum is required of £25,000 per unit, so in this instance the contribution required would be £9,250.

A Biodiversity Enhancement Management Plan (BEMP) will need to be submitted prior to the commencement of works on site.

The BEMP will need to include the following:

- A recent landscape plan detailing the location of mitigation works and the size of each habitat/linear feature to be enhanced and/or created;
- Management aims and prescriptions detailing the methods required to create and/or enhance each habitat/linear feature at the required quality for a period of 30 years;
- A timetable of delivery for each habitat/linear feature created and/or enhanced;
- A schedule of ecological monitoring for a minimum 30 year period, identifying when key indicators of habitat/linear feature maturity should be achieved;
- Details on the monitoring of habitats and linear features and the provision of a report, which shall be provided to the LPA on the 1st November of each year of monitoring (years one-three after creation, years five, ten and every ten years thereafter), which will assess the condition of all habitats and linear features created and/or enhanced and any necessary management or replacement/remediation measures required to deliver the Net Gain values set out in the BEMP;
- A schedule of actions to be undertaken in case signs of failing are identified; the schedules must include details of technique(s) to be used, equipment to be used, roles and relevant expertise of personnel and organisations involved and timing of actions including submission of monitoring report to the Council;
- Details of integral bat, bird and invertebrate boxes to be incorporated within the proposed dwellings, and
- Plans showing the location of hedgehog highways.

Subject to the above conditions and commuted sum to BNG, the proposal complies with policy BIO1 of the Local Plan.

Impact on Trees

A tree survey has been submitted with the application. It is noted several trees occupy the adjoining property at 6 Church Street, some of which are subject of a Tree Preservation Order. Of these there is only one unprotected Cherry (T9) which stands close to the site boundary to justify inclusion in the Arboricultural Survey and Impact Assessment. All other trees occupying 6 Church Street are sufficiently distant to the proposal not to merit inclusion in the report and therefore should not be impacted by the proposal. The tree report concludes that no tree removal would be required for development purposes, however the removal of Category "U" Sycamores T1, T2, T3 and Willow T5 is required for arboricultural management reasons. The remaining off site tree and hedgerow material can be retained and adequately safeguarded throughout the development process via submission of protective fencing details by condition. Landscaping is to be a reserved matter, therefore the in terms of the recommended removal of Category "U" Sycamores T1, T2, T3 and Willow T5, scope exists to adequately replace

these trees within the wider site. A condition should be applied to protect any trees to be retained and off-site trees.

In terms of the Japanese Knotweed concerns raised, the Ecology report states that 'a stand of Japanese knotweed was identified and reported to the client immediately after the survey. Treatment commenced on 16th August and an eradication plan has been developed by a specialist Japanese knotweed removal contractor. The removal should be completed to ensure no Japanese knotweed is present during construction.'

Mining Legacy Issues

The South Yorkshire Mining Advisory Service notes that the very north-eastern extremity of the site lies within a high risk coal mining area due to possible mine gases which were encountered during highway construction. However, this part of the site will form the access to the development and no objections are raised subject to the addition of the Coal Authority Standing Advice as an informative to any decision.

S106 Agreement

A S106 agreement is required with this outline application to secure the of site biodiversity mitigation in accordance with BIO1. The BNG assessment indicates that there is a loss of 0.37 units, therefore a commuted sum is required of £25,000 per unit. In this instance the Ecology Officer has confirmed that a contribution of £9,250 would be required.

Affordable Housing – The proposal does not meet the threshold for affordable housing provision.

Education – The Education Officer has confirmed that there is not a direct need to provide additional school places in the area, therefore an education contribution in this instance is not required.

Greenspace – The proposal does not meet the threshold for Greenspace provision on or off site.

Sustainable Travel – Local Plan Policy T3 requires financial contributions towards improvements to sustainable travel, where levels of accessibility through public transport, cycling and walking are unacceptable. Contributions will be sought on developments of 10 dwellings or more. EV charging points will be required through Building Control and cycle storage shall be provided.

The following formula is applied for the financial contribution: - Number of residential units x person trip rate x £figure to be determined x reduction factor. The site is located within the AIZ, therefore there is a 25% reduction to be applied. The proposal therefore requires a sustainable travel contribution of £9,000.

Concerns have been raised by residents in terms of impact upon local infrastructure, however subject to these S106 obligations and conditions, the proposal is compliant with the requirements of Policy I1 Infrastructure and Planning Obligations which states that development must contribution as necessary to meet all onsite and off-site infrastructure requirements to enable development to take place satisfactorily.

Conclusion

Taking into account the relevant development plan policies and other material considerations the application is in accordance with the development plan and the relevant SPD's including Designing New Housing Development and is assessed to be a suitable form of development.

Recommendation: Approve Subject to Legal Agreement