

MR R LAW

SUPPORT DOCUMENT

**RETROSPECTIVE PLANNING
APPLICATION**

**FOR A
AS BUILT SINGLE STOREY
CARPORT**

**12 BADSWORTH CLOSE
WOMBWELL
S73 0YR**

Planning Statement

As built carport within the curtilage of No 12 Badsworth Close, Wombwell, Barnsley.

CONTENTS

1. Introduction
2. Settings
3. Planning History
4. Site Location
5. Assessment of the immediate & wider environment
6. Proposed Development
7. Planning Policies
8. Environmental
9. Ecology
10. Concluding Statement
11. Appendix A (Photographs)

1.0 INTRODUCTION

- 1.1 This statement is to support a retrospective planning application, for the construction of a carport, to the front of the principle elevation of the existing bungalow. See drawing CAD/001
- 1.2 A previous planning application has been approved by the local authority for a single storey height extension onto the existing bungalow and forward of the principle elevation.
- 1.3 The Bungalow is a semi detached residence and stands in its own grounds adjacent to the head of the cul-de-sac which has a residential curtilage of 268m². As detailed in the site location plan noted in this statement, and on accompanying architectural drawing CAD/003.

2.0 SETTING

- 2.1 The dwelling is located within an urban fabric policy area as extracted from the adopted Local development Framework plan 2019.

3.0 PLANNING HISTORY

- 3.1 There has been one historic planning application made to the local authority relating to the site in general, which has been highlighted below.

Chronology of noted planning applications for the site.

Planning No	Application type	Validation date
B/05/1111/WW	Erection to front extension to dwelling	16 August 2005

- 3.2 Statutory permitted rights development has not been removed.

4.0 SITE LOCATION

- 4.1 The dwelling is located to the north of Wath Road and south of Valley Way (A633) Wombwell.



4.2 The outline in red shows the position of the as built single storey carport to the front of the bungalow. (not to scale)

5.0 ASSESSMENT OF THE IMMEDIATE & WIDER ENVIRONMENT

The existing street scene along Badsworth Close is made up of similar single storey dwellings, of which some have undergone significant modification and alteration. The construction and positioning of the proposed carport will not disproportionately impact on the street scene or have any detrimental impact on the existing residential community.

6.0 PROPOSED DEVELOPMENT (DESCRIPTIVE)

6.1 The proposal consists of a single storey carport.

6.2 The position of the carport is to the front of the principle elevation and constructed within the residential curtilage of the dwelling.

6.3 The build materials for the superstructure are a proprietary waterproof membrane to the roof in grey with open timber supports posts. Combined with red brickwork plinths to each corner.

6.4 The proposed carport is of a standard rectilinear form, to house one motor vehicle.

7.0 PLANNING POLICIES

7.1 The following policies have been taken into account in the submission of this application.

7.2 **National Planning Policy Framework & Government Guidance**

PPS1 Para 17 Planning positively for the achievement of good quality design. Good design should contribute positively to making better places for people. A design which is inappropriate in its context or which fails to take opportunities available for improving the character and quality of an area and the way it functions should not be accepted. A design that integrates and complements the local area, relating to its scale and form.

7.3 Local Policies

Policy CPS 2, Sustainable construction

LDF, SPD House extensions and other alterations

The site is located on the outskirts of Wombwell to the east and set within a small area within the confluence of Wath Road and Valley Way. The area has been designated as Urban Fabric in the adopted Local development framework maps and Unitary Development Plan descriptive.

7.4 Highways Safety

Its design, position and height of the carport with its set back poses no overriding visibility issues when entering or leaving the immediate dwellings No's 10 & 14 respectively, and visibility along Badsworth close is maintained.

8.0 ENVIRONMENTAL (flood risk)

The Environment Agency's flood map data shown has been checked and the proposed dwelling is located within flood zone 1, which does not require a flood risk assessment

FLOOD MAP (environment agency)



9.0 Ecology (Arboriculture)

A visual site survey of the residential curtilage has been carried out which records 1 No juniper tree with a height of 3250mm and a base width of 1500mm to the front garden, However it is set outside the parameters of BS 5837 : 2012 (TREES IN RELATION TO CONSTRUCTION) and does not pose any immediate or future problem to the proposed development.

10.0 CONCLUDING STATEMENT

The details given in this retrospective planning statement are written for the governing local authority to give consideration of the proposal, and to aid the planning department to make an informed decision.

In conclusion, the proposed development represents the as built structure of suitable development given its unambiguous position within the head of the private cul-de-sac.

In addition the position of the existing juniper tree as shown on plan No CAD/003 and by inspection clearly shows that the carport cannot be seen from the immediate dwellings window of No10 thus, when considering the view it is no worse than it was before. Justification

Consideration of the view from No10 has also been taken into consideration and it can be demonstrated that the view is no worse than it was before as the tree provides screening.

Although the development is in part contravening the published SPD, the local authority should determine all applications on their individual merits. Thus given the position of the existing carport within a private cul-de-sac which cannot be seen from any public vantage point along Wath Road or Valley Way, it should be accepted as reasonable development.

11.0 Appendix “A” Photographs

Photograph 1 shows the existing tree screening the carport. Photograph taken from the west boundary of the site.



Photograph 2 showing the existing principle elevation to No14 with as built carport in the background.



Photograph 3 below shows as built carport from facing Badsworth close.



Arrows to indicate direction and positions of photographs taken.

