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Demolition and part demolition of existing outbuildings and erection of new dwelling and 2no. drives with associated drop kerbs

Homelea, Carr Head Lane, Bolton Upon Dearne, Rotherham, S63 8DA

Background

No planning history

Description

Homelea, is a traditional detached brick built dwelling which has been extended with single storey extensions, including a conservatory, a side dormer and various outbuildings. The property is set within a large plot and has a large side garden.

The immediate street scene consists of a variety of individually designed detached and semi detached dwellings. Some of the dwellings have driveways to the side and some have parking areas set to the frontage.



Proposed Development

The application proposes the demolition and part demolition of existing outbuildings and erection of new dwelling and 2no. drives with associated drop kerb. The new dwelling would be a 3 bedroom property, erected on the side garden of the existing dwelling. A large outbuilding would be retained to the southern boundary of the site.

During the processing of the application, the design of the dwelling has been amended so that it matches the traditional design of the existing dwelling. The design includes a hipped roofline and bay window features.



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.

The site is set within Urban Fabric as shown on the Local Plan Maps, therefore the following policies are of relevance:-

GD1 'General Development'
H4 'Residential Development on Small Non-allocated Sites'
H9 'Protection of Existing Larger Dwellings'
T3 'New Development and Sustainable Travel'
T4 'New Development and Transport Safety'
D1 'High Quality Design and Place Making'
Poll1 'Pollution Control and Protection'
BIO1 'Biodiversity and Geodiversity'

SPD's

- Design of Housing Development
- Parking

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. 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

Highways – No objection subject to conditions

Drainage – Details to be checked by Building Control

Yorkshire Water – No comments received

Ward Councillors – No comments received

Pollution Control – No objection subject to condition

Biodiversity – No objection subject to condition

Representations

No comments have been received

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 the site for residential uses would be in keeping with the locality.

In terms of policy H9, due to the size of the plot the property may have the potential to be extended to provide a 'larger home'. The policy states that 'development within the curtilage of existing larger dwellings will be resisted where it will have an adverse impact on the setting of the original dwelling, and the size of the remaining garden area.' In this instance the property is a detached two storey dwelling set on a plot with a large side garden. The proposed dwelling would be set within the side garden and would allow for the existing dwelling to retain a garden area of over 60sqm, which is in line with the SPD Guidance. Given that the property is set on a varied street scene where there are properties set within similar sized plots, and that the

existing and proposed dwelling would be provided with generous garden areas, it is felt that there would not be an adverse impact upon the setting of the existing dwelling nor would there be any significant impact upon the remaining amenity areas, as such the proposal complies with policy H9.

Residential Amenity

As this is an infill plot one of the main considerations would be the impact of the proposal upon the residential amenity of the surrounding residential properties. The SPD Designing New Housing Development states that 'in order to ensure adequate levels of privacy are provided/ maintained, to ensure residential development does not result in unacceptable levels of overshadowing or loss of outlook and in order to provide adequate amenity space, development will usually be expected to comply with the external spacing standards.'

The proposed site plan shows that the dwelling is sited comfortably on the site without causing any significant overshadowing, overbearing or overlooking impact to neighbouring properties. The SPD states that there should be a minimum of 12m between a blank gable and habitable room windows and 21m between habitable room windows of the proposed dwelling and of adjacent dwellings. The submitted layout plan shows that the proposal would meet the required separation distances set within the SPD. The only side windows proposed are not habitable room windows. The existing dwelling has a side facing dormer window, however this would overlook the roof area of the proposed dwelling so should not cause any significant overlooking of the private amenity areas of the proposed dwelling, nor would there be any significant impact upon the outlook of this window.

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 and existing dwelling have sufficient garden areas in excess of 60sqm in accordance with the SYRDG and SPD.

In terms of noise and disturbance, the plot allows for sufficient separation from the adjacent properties. The proposal provides separate parking areas and garden areas, and once constructed should not cause significant harm in terms of noise and disturbance. As such the proposal complies with Policies GD1 and the Council's Supplementary Planning Document 'Designing New Housing Development' and The South Yorkshire Residential Design Guide.

Design and Layout

Developments on infill sites should, in accordance with the guidance contained in the SPD contribute to the character and appearance of an area. In particular, new buildings should follow existing building lines and respect the existing pattern of development.

The immediate street scene consists of a mix of semi and detached dwellings. The existing properties along front garden areas and parking to the front, or to the side of the dwellings. The design of the property is traditional to mirror the existing dwelling and would be constructed of materials to match, which should be conditioned to be submitted to be agreed upon commencement. The site plan shows that the detached dwelling is sited on the plot in order to follow the existing building line.

On balance, the layout, siting, scale and design of the property acceptable and the property fits comfortably within the existing street scene. The proposal is considered to be acceptable when measured against Local Plan Policies GD1 and D1.

Highway Safety

The site is currently occupied by a single dwelling with a pedestrian access along the Carr Head Lane frontage and a vehicular access to the western boundary via a private access road that also serves five other properties.

The proposals comprise the erection of a new dwelling to the side of the existing dwelling and the creation of two new vehicular access points, one for each dwelling, from Carr Head Lane. There are a number of properties with vehicular accesses onto Carr Head Lane within the vicinity of the site, both the adjacent property and a property on the opposite side of the road have vehicular accesses closer to the Thurnscoe Road/Carr Head Lane/Station Road roundabout than the proposed accesses so no issues are raised in this regard.

Both the existing and proposed dwellings are shown to have two off-street parking spaces each along with internal turning provision which is acceptable.

Overall, the Highways Officer considers that the proposed additional dwelling will be unlikely to impact upon highway safety or the local highway network, subject to conditions. The proposal is considered to be acceptable in terms of highway safety in accordance with policy T4 of the Local Plan.

Ecology

The Ecology Officer has been consulted and a bat report submitted with the application. The site is located within a SSSI Impact Risk Zone. However, the development does not fall into any categories where consultation with Natural England is required. A data search was not undertaken. However, due to the small nature of the site and the very low value bat roosting, foraging and commuting habitat in the local area, in this instance it is not considered necessary to undertake a desk study.

The development shall be completed in line with the recommendations in the Bat Survey Report and the conditions of the planning permission, specifically the siting of integrated bird nesting and bat roosting boxes within the new dwelling. All the recommendations shall be implemented in full according to the timescales laid out, unless otherwise agreed in writing by the Local Planning Authority, and thereafter permanently maintained for the stated purposes of biodiversity conservation.

If a bat or evidence of the presence of bats is discovered on site prior to or during development all work should stop immediately. A licensed bat consultant or Natural England must be contacted and works implemented only in accordance with methods advised by them. This advice note should be provided to any persons/contractors carrying out the development along with the contact details of a relevant ecological consultant. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), The Conservation of Habitats and Species Regulations 2017.

Recommendation

Approve with conditions