

PLANNING STATEMENT

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Proposed Residential Development (2 Dwellings)

Land Adjacent to 54 Cresswell Street, Pogmoor, Barnsley, S75 2DL

Introduction

This statement supports a full planning application for the erection of two detached dwellings on land adjacent to 54 Cresswell Street, Pogmoor.

The application is accompanied by:

- Proposed Plans and Elevations (Drawing 25-156-01B)
- Biodiversity Net Gain Assessment (February 2026)
- Tree Survey in accordance with BS5837:2012 (Ref 260124)
- CGI visuals illustrating the proposed development

The proposal replaces an existing garage court and hardstanding with two high-quality dwellings in a sustainable residential location.

Site Context

The site comprises previously developed land currently occupied by garages and hardstanding. As confirmed within the Biodiversity Net Gain Assessment, the site consists predominantly of sealed surface with limited areas of modified grassland and vegetated garden.

The site:

- Lies within the established residential area of Pogmoor
- Is not within the Green Belt
- Is adjacent to residential properties and local green space
- Has direct frontage to Cresswell Street

The surrounding built form is predominantly two-storey brick housing with pitched roofs.

Front Elevation Characteristics:

- Traditional red brick façade
- Feature stone heads and cills

- Symmetrical gable-fronted elements
- Slate-effect pitched roofs
- Rooflights set within rear roof slopes
- Brick-paved frontage with soft landscaping

Rear Elevation Characteristics:

- Contemporary dormer elements clad in dark horizontal boarding
- Full-height glazed doors serving ground floor living spaces
- Private rear garden areas
- Timber boundary treatments

The scheme combines traditional front-facing architecture with contemporary rear articulation, providing visual interest while maintaining contextual appropriateness.

Scale, Form and Character

The proposed dwellings:

- Are two storeys in height
- Reflect the established residential scale of Cresswell Street
- Incorporate pitched roofs consistent with surrounding properties
- Maintain a domestic rhythm along the street frontage

The gabled front projections reinforce the prevailing character of nearby housing, while the use of brick and stone detailing ensures material continuity with the local vernacular.

The rear dormer elements are visually contained within the site and do not disrupt the street scene.

The development replaces utilitarian garages with high-quality residential architecture, representing a clear enhancement.

Internal Accommodation

The submitted floor plans demonstrate:

- Ground floor living accommodation including lounge, dining and kitchen areas
- WC facilities at ground floor
- Two-bedroom layouts at first floor
- Functional circulation and storage space

- Private rear amenity space for each dwelling

Arboricultural Considerations

A Tree Survey has been undertaken in accordance with BS5837:2012 .

Key Findings:

- One tree (T1 – Norway Maple) was surveyed.
- The tree is classified as Category U.
- It has severe structural defects including tight unions with included bark.
- It is described as a dangerous tree.
- The recommendation is removal “as soon as reasonably practicable.”

The survey plan confirms that no other trees fall within influencing distance of the site.

Accordingly:

- The proposed development does not result in the loss of any Category A, B or C trees.
- The removal of T1 is justified on safety grounds irrespective of the development.

The proposal is therefore fully compliant with BS5837 principles.

Biodiversity Net Gain

The Biodiversity Net Gain Assessment confirms:

- Baseline habitat units: 0.01
- Post-development habitat units: 0.01
- Net change: +126.17%
- Trading rules satisfied

The development substantially exceeds the statutory 10% Biodiversity Net Gain requirement.

The scheme introduces:

- New vegetated garden areas
- Soft landscaping
- Boundary planting

This represents a measurable ecological uplift from the existing sealed garage court.

Residential Amenity

The siting and orientation of the dwellings ensure:

- Appropriate separation distances
- No unacceptable overlooking
- No material loss of light
- Adequate private garden provision

The rear dormer design does not result in harmful overlooking given the orientation and boundary treatments shown.

Highways and Access

The proposal provides:

- Direct vehicular access from Cresswell Street
- Brick-paved frontage parking
- Replacement of informal garage usage with managed residential parking

Traffic generation from two dwellings is minimal and appropriate within the established residential context.

Planning Balance

The proposal delivers:

- Redevelopment of previously developed land
- Two additional dwellings in a sustainable urban location
- High-quality contextual architecture
- Removal of a structurally defective Category U tree
- Significant biodiversity uplift (+126.17%)
- Enhancement of visual amenity

There are no technical or policy conflicts arising from the revised design.

The development accords with the National Planning Policy Framework objectives relating to sustainable development, effective use of land, good design and biodiversity enhancement.

Conclusion

The updated design provides a well-considered and policy-compliant residential scheme that enhances the character of Cresswell Street, replaces underutilised garages, and delivers measurable environmental improvement.

Planning permission is respectfully sought.