

2021/1027

Mrs Zoe Adamson

Erection of detached dwelling

Brookfield, Lee Lane, Millhouse Green

Background

2020/1332 – Erection of two storey side extension including rear balcony to dwelling – Application still under consideration

Description

Brookfield is a three bedroomed detached bungalow set within a large plot, set to the south of Lee Lane on the edge of the village of Millhouse Green. The property has a large side garden to the west which is mainly laid to grass. To the east of the property is a bungalow known as Lorien. There are open fields to the west and south, and existing properties across Lee Lane to the north.

The site set within the 'Urban Fabric' area allocated within the Local Plan and located within the existing settlement of Millhouse Green. The Green Belt boundary runs to the southern and western boundary of the site. Lee Lane consists of a variety of individually designed dwellings, from bungalows, to one and a half storey dwellings and two storey properties, set within varying plot sizes.





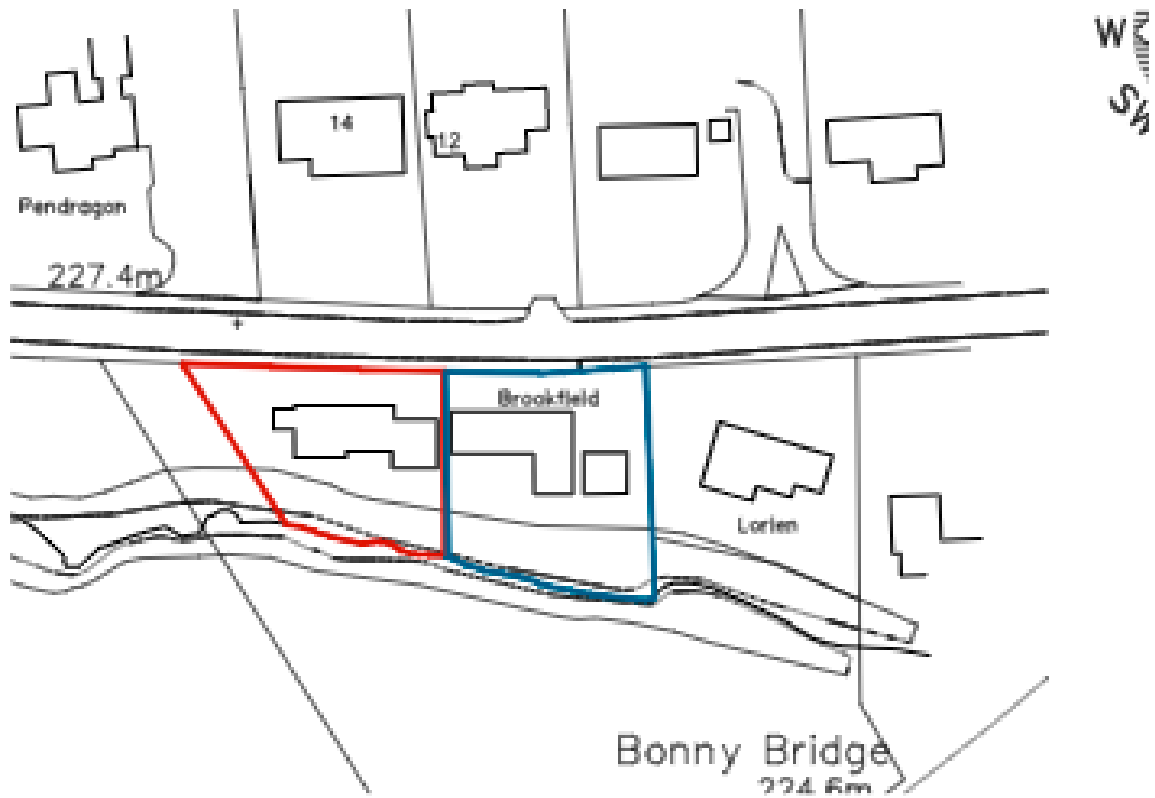


Proposed Development

The application proposes the erection of a detached dwelling set within the side garden to Brookfield. The property is designed as a modern dormer style property with a glazed front gable and side attached garage. To the front are two flat roofed dormer windows and to the rear is a flat roofed two storey element and a single flat roofed dormer. Internally the property has 3 bedrooms at first floor and an open plan kitchen/sitting/dining area, lounge, office/bed 4 and utility room at ground floor.

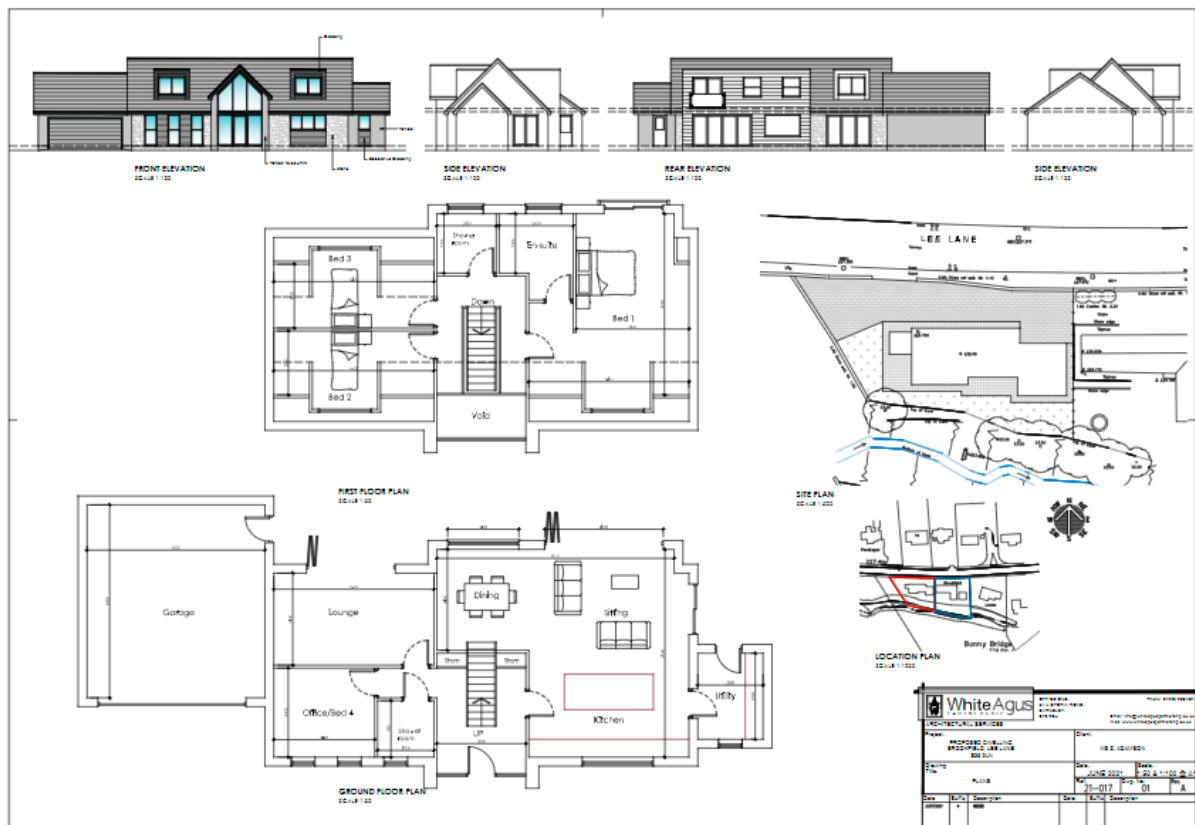
The dwelling has its own access and parking/turning areas to the front of the dwelling, accessed from Lee Lane.

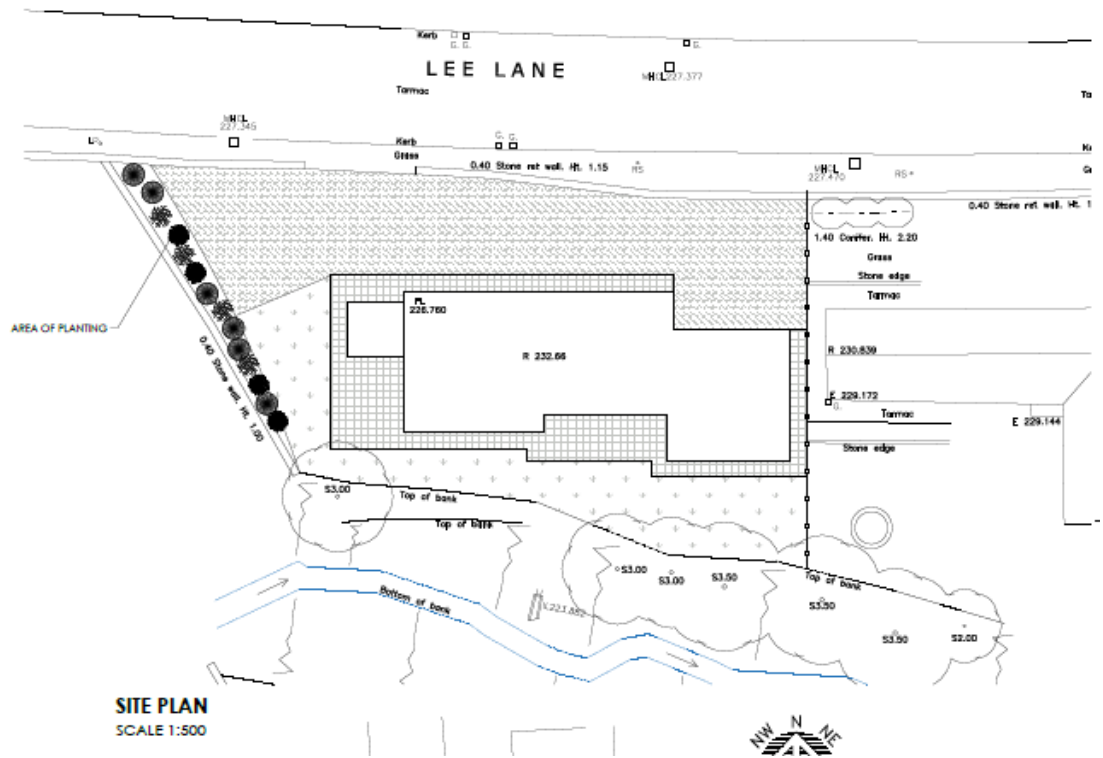
An arboricultural report has been submitted with the application.



LOCATION PLAN

SCALE 1:1250





Policy Context

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is mainly set within an area of Urban Fabric as allocated within the Adopted Local Plan.

The following policies are of relevance:-

GD1 General Development

H1 The Number of New Homes to be Built

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

CC4 Sustainable Drainage Systems (SuDS)

D1 High Quality Design and Place Making

Poll1 Pollution Control and Protection

BIO1 Biodiversity and Geodiversity

GB1 Protection of Green Belt

SPDs

The proposals have been considered in relation to the following SPD's:-

-Design of housing development

-Parking

-Trees and Hedgerows

Other Guidance

South Yorkshire Residential Design Guidance

NPPF

The National Planning Policy Framework sets out the Governments 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.

Penistone Neighbourhood Plan – Adopted August 2019

BE1: Design of the built environment

All new housing proposals should adhere to the following principles, where it is appropriate:

a) Where new housing developments are proposed, homes should be reflective of local architecture and in keeping with the surrounding area. In particular, the following design principles should be adhered to:

- To have no houses above two storeys on the perimeter of built up areas where it adjoins open countryside, where they have a greater impact upon the surrounding area in order to preserve and enhance the character of the area, in particular allocation sites HS70, HS71, HS74, HS75 as shown in Barnsley Local Plan.
 - New developments should use external building materials that reflect the characteristic of development in the locality.
- b) All residential developments will be expected to be designed so as to be sensitive to any existing wildlife habitat and corridor and should be appropriately landscaped and in particular development on the edge of the existing settlements shall incorporate tree planting so as to soften the built-up edge of the settlement as viewed from the countryside. Any residential development of 20 or more units will be expected to make provision for the appropriate amount of open space, in accordance with Barnsley MBC standards.
- c) Development proposals should respect and maintain key views as identified on maps 2 and 3, in order to maintain the character and appearance of the town and villages.

Consultations

Penistone Town Council – No objections/comments

Ward Councillors – No comments received

Drainage – Details to be checked by Building Control

Highways – No objection subject to conditions

Air Quality – recommended the provision of 1 EVCPs as a condition

Pollution Control – No objection subject to conditions

Yorkshire Water – No comments received

Tree Officer – No comments received

SYMAS - The proposed dwelling is not located in a Coal Mining Referral area, no objections

Representations

4 objections have been received which raise the following concerns:-

- Impact on Green Belt Area
- Highway safety
- Impact on pedestrians and school children
- No pavement on this stretch of Lee Lane
- Parking issues already experienced due to school
- Dwelling out of keeping and squeezed onto the plot
- Impact on the character of the area and valley
- The building is higher than the bungalow adjacent
- Loss of view
- A number of trees have already been felled
- The site is prone to flooding

- The original building was built as a low rise dwelling by the previous owner
- Contrary to local Plan Policy GB2
- Lack of information provided regarding the proposed height of the dwelling
- Loss of privacy of home and garden
- The area is prone to high winds
- Impact during construction and possible impact upon highway safety from construction vehicles/traffic

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 area is mainly residential and is set within the settlement of Millhouse Green and as such the use of this site for residential uses would be in keeping with the locality.

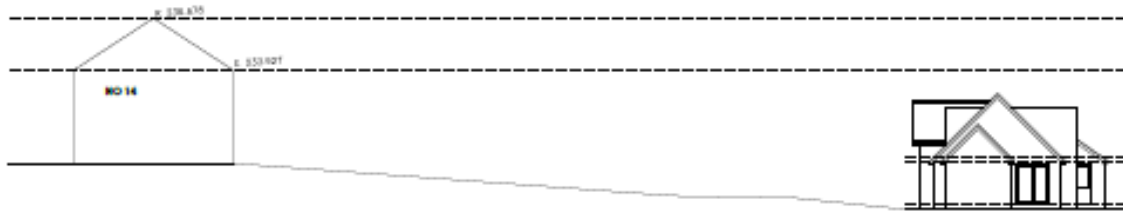
Policy H9 of the Local Plan relates to the protection of existing larger dwellings. The policy states that the 'development within the curtilage of existing larger dwellings will be resisted where it will have an adverse impact on the setting of the original dwelling, and the size of the remaining garden area.' The policy also relates to dwellings of 4 or more bedrooms. In this case Brookfield is a 3 bedroom dwelling, the proposed unit would be set on a side garden, parallel with the existing dwelling and not set within the rear garden and sufficient garden area would remain for the existing property, therefore H9 is satisfied.

The site also lies adjacent to the Green Belt. The main issue would be whether the proposed additional unit close to the Green Belt boundary would have an impact upon the openness of the Green Belt, which is discussed further within the visual amenity section of this report.

Residential Amenity

The Supplementary Planning Document 'Design of Housing Development' provides guidance in terms of separation distances and other amenity requirements, in order to ensure that any new development does not cause significant impact by way of overlooking, overbearing and overshadowing of existing dwellings and their private gardens.

Objections have been raised from local residents with regard to a loss of privacy. The closest building to the east is Brookfield which is set parallel to the proposed dwelling and to the south and to the west are open fields. To the north are properties on Lee Lane and the separation distance between this proposed dwelling and the habitable room windows of the existing dwellings is approximately 35m and far exceeds the 21m required by the SPD therefore no significant overlooking, loss of privacy or overbearing impact should occur. Given that the proposed dwelling is at a lower level on the opposite side of Lee Lane, as shown on the cross section below, this would also mean that any overbearing/loss of outlook impact is further reduced.



Cross section showing number 14 in relation to the proposed dwelling.

Concerns have been raised from neighbouring residents with regard to a loss of view, however unfortunately this is not a material planning consideration and cannot be taken into account when assessing the planning application.

In terms of amenity standards for the existing and proposed dwelling, the proposed property and existing dwelling Brookfield have garden areas which exceed the floor area requirements of the Supplementary Planning Document Design of Housing Development, and the room sizes meet the requirements of the South Yorkshire Residential Design Guide.

Overall the proposal is considered to be acceptable when measured against the guidelines set within the SPD Design of Housing Development in terms of residential amenity and the proposal complies with Local Plan Policy GD1 of the Local Plan.

Visual Amenity

Brookfield is the first dwelling to the south of Lee Lane within the settlement boundary of Millhouse Green. The site set within the 'Urban Fabric' area allocated within the Local Plan. The Green Belt boundary runs to the southern and western boundary of the site. Lee Lane consists of a variety of individually designed dwellings, from bungalows, to one and a half storey dwellings and two storey properties, set within varying plot sizes.

Concerns have been raised with regard to the scale of the property and that it appears to have been 'squeezed' onto the site and is in close proximity to the existing bungalow. As can be seen on the plan below there are varying plot sizes on Lee Lane with some of the properties set in close proximity to one another, more so on the south side of Lee Lane. There are no objections to the siting of the dwelling given the varied nature of the street scene.



Plan showing plot sizes and extent of Urban Fabric and Green Belt Boundary

The property is designed as a one and a half storey dwelling with dormer windows. The use of dormer windows within the design is also considered acceptable as other similar dormers can be seen on other properties on Lee Lane. In terms of the height of the proposal, a cross section has been submitted with the application which shows the height of the proposed development in relation to the adjacent bungalow Brookfield. This demonstrates that whilst the proposed dwelling would be higher, the dwelling is designed so that the low garage element would be set adjacent to the existing dwelling so that it would allow for a visual break between the two properties and the main body of the proposed dwelling.



Cross section with measurements showing the garage to be approx. 0.85m higher than the adjacent property and the main part of the dwelling being 0.97 above the garage, a total of 1.82m height difference with is not considered to be significant. The height difference is not significant enough to warrant a refusal of planning permission on this basis and the dwelling once constructed would not appear as an overly prominent feature within the street scene, given that there are other two storey and one and a half storey properties set on Lee Lane.

As there is a mix of property styles within this particular part of Millhouse Green it is felt that the design would be acceptable. In terms of materials, the application form and visual images indicate that a mix of stonework and cladding is proposed which would be acceptable within this fairly rural setting, final details should be agreed by a condition.

In terms of the proposals impact upon the Green Belt, it is proposed to bring the built development closer to the Green Belt boundary to the west of the site. Whilst the proposal does extend the built development closer to the Green Belt boundary, it is felt that the proposal would be acceptable given that this land is currently used as residential garden area and is distinct from the agricultural land adjacent. As can be seen on the plan above a small section of the urban fabric would remain which is not part of the application site. Further screening is being provided along the western boundary within a landscaping scheme and details should be conditioned as part of any approval.

The proposal put forward is considered to be acceptable in terms of visual amenity in accordance with the Supplementary Planning Document Design of Housing Development and Local Plan Policy D1. The proposal is also in accordance with Penistone Neighbourhood Plan Policy BE1.

Highway Safety

The Highways Officer has no objections to the proposal. The proposals for the single detached dwelling include the creation of a new access off Lee Lane, a classified road (B6106) subject to a 40mph speed limit past the site. Concerns have been raised by neighbouring residents in relation to the proposals impact upon highway safety and the impact upon parking on Lee Lane. Adequate sight lines can be achieved from the proposed access and the proposals include ample provision for the parking and turning of vehicles within the site in accordance with the SPD. As such the proposals are considered acceptable from a highways point of view in accordance with Policy T4 of the Local Plan.

Impact on Trees

There are a number of trees located along the southern boundary of the site which partially screen the site from view from Manchester Road. These trees are to remain. As part of the development proposals the removal of T11 will be required, as it is situated in the footprint of the new dwelling. The Tree Survey submitted with the application states that 'T11 is a small, managed tree that is effectively screened in the wider landscaping by existing topography and is in retention category C. The removal of T11 will have a negligible negative arboricultural impact and would not have any significant impact upon visual amenity.'

Concerns have been raised by objectors in relation to a number of trees which have been felled prior to the submission of the planning application. Whilst the loss of these trees is regrettable, they were not protected by Tree Preservation Orders and the site is not situated within a Conservation Area, therefore the trees were not protected. There is no objection to the proposed development, subject to a landscaping condition to ensure new tree planting is incorporated into the scheme.

Drainage

Comments have been made in relation to the drainage of the site and that the site has been subject to flooding in the past. The Drainage Officer and Yorkshire Water have been consulted and have no objections to the proposal. The drainage details would be checked by Building Control. The site is set within Flood Zone 1 which has a low probability of flooding and a Flood Risk Assessment is not required to be submitted with the planning application.

Recommendation

Approve subject to conditions