2017/1461

Mr Adam Selby

Erection of 1 building containing 8 no. apartments

Land adjacent Enterprise House, 34 Victoria Road, Barnsley, S70 2BU

Site Description

The application relates to a plot of land located between Enterprise House and Windsor Court on Victoria Road, which is a Conservation Area. The site consists of a grassed area that is maintained to some degree, with hedgerow and brick walls forming the boundary treatments to the side and rear of the site. Trees in the rear gardens of the properties on Victoria Street also provide some additional screening along the boundary. The site is accessed directly from Victoria Road via a shared access with Enterprise House itself which leads to a hardstanding area to the rear.

The surrounding area is a mixture of residential terrace properties and larger, detached commercial premises, with Windsor Court being the only apartment complex currently in the area.






Proposed Development

The applicant is seeking permission for the erection of an apartment block that will contain 8 no. apartments – 4 no. one bedroom and 4 no. two bedroom apartments

The proposed apartment block, will follow the design of the adjacent Windsor Court, but will have a smaller footprint. The building will have three storeys, with the single bedroom apartments on the ground floor and the two bedroom apartments on the first and second floors.

The one bedroom apartments will have a floor area ranging from 39m^2 to 45m^2, with the two bedroom apartments having an internal floor area ranging from 81m^2 to 85m^2.

The building will be design in an 'H' shape, with gable pitched roof and bay windows provided at the front of the building at ground and first floor level. Amenity space will be provided to the rear of the site, and 13 off-street parking spaces are proposed, with access taken from Victoria Road.

N.B.: The proposal has been amended to reflect concerns raised by the Conservation Officer and to increase spacing to the rear boundary. The building was moved forward by 1m and the materials updated to be more sympathetic with the Conservation Area.

Policy Context

UDP Victoria Road Housing

UDP Conservation Area

Planning decisions should be made in accordance with the current development plan policies 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 Council has produced the Publication Consultation Document of the Local Plan. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although this is still limited by the need to consider any comments received during the consultation and with the knowledge that the Inspector can require changes to the plan.

The emergent policies of the Local Plan that are attributable to this development are GD1, D1 and HE1. In general they resonate with the requirements of Core Strategy Policy 29 and 30.

CSP 26 – New Development and Highway Improvement states that new development will be expected to be designed and built to provide safe, secure and convenient access for all road users.

Core Strategy Policy CSP 29 sets out the overarching design principles for the borough to ensure that development is appropriate to its context. The policy is to be applied to new development and to the extension and conversion of existing buildings.

Core Strategy Policy CSP 30 states that development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

SPD – Designing New Housing Development sets out the principles that will apply to the consideration of planning applications for new housing development; including infill and backland development.

SPD – Parking supplements Core Strategy Policy CSP 25 New Development and Sustainable Travel and sets out the parking standards that the Council will apply to all new development.

South Yorkshire Residential Design Guide –Technical Requirements section 4A.2 sets out the internal space requirements for new development.

The National Planning Policy Framework (NPPF) Section 12 – Conserving and Enhancing the Historic Environment, states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected; the level of detail should be proportionate to the assets' importance. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Conservation Officer – No objections, subject to conditions

Drainage – No objections, subject to conditions

Highways DC – No objections, subject to conditions

SYMAS – No objections, recommend Coal Authority standing advice is attached to any permission granted.

Ward Councillors – No comments received

Yorkshire Water – No comments received

Representations

Notification letters were sent to surrounding properties and site notices were posted on Victoria Road & Victoria Street on 28/11/2017. On letter of representation was received. Two issues were raised in the letter. These were:

- Restriction of light into the rear garden of 19 Victoria Street
- Detrimental effect on levels of privacy for the objector and their grandchildren

Assessment

Principle of Development

All new dwellings proposed within existing residential areas must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy. In addition, infill development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the possible future development of a larger area of land.

The site is situated within the Victoria Road Conservation Area; as such the proposal must preserve/enhance the appearance and character of the Conservation Area as well as not have a detrimental effect upon the amenity of nearby properties.

Residential Amenity

The layout and design of new housing development must ensure that high standards of privacy, light and outlook are provided for existing and proposed residents. The minimum back-to-back dimension between facing habitable rooms, should be 21m. Where the proposed dwelling is more than two storeys in height (excluding rooms in the roofspace); the separation distance should increase by 3m for every additional storey.

The proposed new building will have a separation distance from the habitable rooms of the properties on Victoria Street of 24m, in line with SPD guidance. The letter of representation received raised concerns about the levels of privacy afforded to neighbouring properties by the proposed development. Whilst it is acknowledged that the distance from the rear elevation to the rear boundary is less than 10m, the presence of screening along the rear boundary will mitigate some overlooking into the rear gardens of the dwellings on Victoria Street. Although there will be some increase in levels of overlooking, it is not considered to be significantly detrimental to the privacy/amenity of the dwellings to the rear.

The letter of representation raised a further concern about loss of light into the rear garden of 19 Victoria Street. As the new building will be situated to north of the properties on Victoria Street, it is considered unlikely that it will result in a significantly detrimental increase in levels of overshadowing onto the properties that back on to the site.

The one bedroom apartments on the ground floor meet the spacing standards set out in the SYRDG, although they will only be suitable for single person occupancy. The two bedroom apartments exceed the minimum standards set out in SYRDG and so sufficient amenity for future residents will be provided

Visual Amenity

New development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

The design of the proposed new apartment block is generally reflective of the character of Victoria Road and the surrounding Conservation Area; although much of the design and materials is reference from the adjacent Windsor Court, which was erected in the mid-2000's and itself is considered to be overly massy, deep on plan, and too large to be truly sympathetic to the conservation area.

However, following a red-design and although somewhat bulky; the overall front elevation is fairly sympathetic and certainly superior to Windsor Court adjacent which clearly sets a significant precedent.

Concerns have been raised by the Conservation Officer in regards to materials, as what was proposed was considered bland, particularly as much is lifted from the building adjacent. Taking these comments into account, samples of materials will need to be submitted and discharged in writing prior to commencement. This will ensure that the materials are well chosen, and that the detailing (string courses, tabling, opening dressings) have some meaningful relief on the face of the elevations, to create shadow detailing and avoid a bland flat frontage appearance, as is demonstrated by the adjacent Windsor Court.

On balance, the proposal as it stands is not considered to have a significantly harmful effect on the visual character of the area and so is acceptable in this instance. However; materials will be conditioned and discharged in writing to ensure a high level of design is achieved.

Highway Safety

The proposal includes 13 no. parking spaces to serve the new building and these will be provided at the rear of the site with access taken from the existing onto Victoria Road. E ach space measures 2.5m by 5m, in line with the dimensions set out in the SYRDG. The parking area allows for off-street parking and for turning/manoeuvring within the site. Highways DC have not raised any objections to the proposal and as such, it is considered acceptable on highway safety grounds.

Recommendation

Approve – subject to conditions