

**2024/0798**

*Fantasma Investments*

*Demolition of pair of semi-detached dwellings (Prior Notification).*

*25 - 27 Millhouses Street, Hoyland, Barnsley, S74 9BQ*

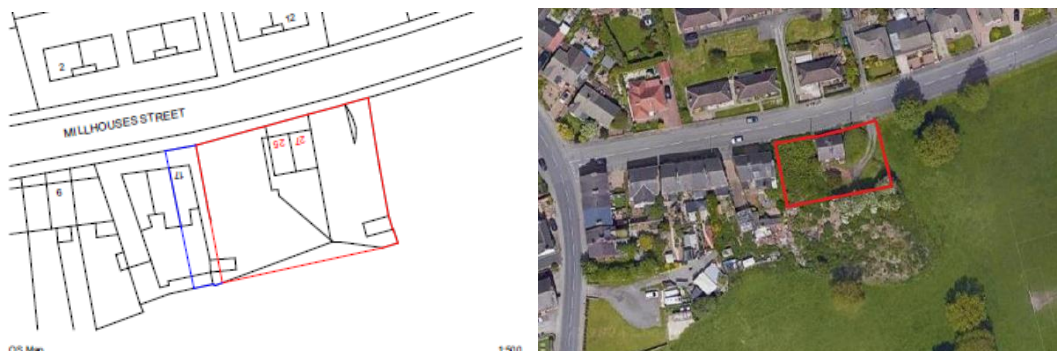
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## **Site Description**

The site is rectangular in shape, measures approx.. 911m<sup>2</sup> and sits to the South of Millhouses Street in Hoyland. Centrally within the site, and fronting the highway, are a pair of vacant semi-detached dwellings which are on a lower level than the highway. Vacant land and gardens surrounds the dwellings which is currently unkempt and overgrown. Vehicular access to the site is taken from Millhouses Street to the North Eastern corner which leads to the rear of the dwellings via a partially unmade track.

There are neighbouring 2 story dwellings to the West of the site with bungalows located directly opposite. To the East and South of the site is a large recreational ground. There is some hedging to the front of the site and trees/bushes to the rear boundary adjacent to the recreational ground.

Redline Boundary



## **Proposed Development**

The applicant has provided prior notification relating to the demolition of a pair of semi detached dwellings. The site has outline planning permission (including appearance and scale) for the demolition of the dwellings and the erection of 4no. detached dwellings (Ref: 2024/0083), however, the applicant proposes to demolish the properties prior to reserved matters approval and implementation.

The application has been submitted as a Prior Notification of the intended demolition of the proposed works under Part 11 'Heritage and Demolition', Class B of the Town and Country Planning (General Permitted Development) Order 2015. Under this procedure the Council has to consider whether or not Prior Approval is required for the proposed method of demolition and means of site restoration. After demolition the site is to be left in a safe presentable manner for the subsequent potential development.

## **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.

*Policy T4 New development and Transport Safety*

*Policy GD1 General Development*

*Policy D1 High Quality Design and Place Making.*

*Policy Poll1 Pollution Control and Protection*

*Policy BIO1 Biodiversity and Geodiversity*

## **Consultations**

Highways – No objections subject to informative

Biodiversity – No objections

Reg Services – No objections subject to condition

## **Assessment**

### Principle of Development

The application has been submitted as a Prior Notification of the intended demolition of the proposed works under Part 11 'Heritage and Demolition', Class B of the Town and Country Planning (General Permitted Development) Order 2015. Under this procedure the Council has to consider whether or not Prior Approval is required for the proposed method of demolition and means of site restoration.

Demolition is a form of permitted development under Part 11, Class B and so there are no grounds to oppose the demolition of the building in principle, which is not listed or located within a Conservation Area.

As outlined above, the principle of the demolition of the building and the redevelopment of the site has already been established under application 2024/0083. The applicants are just wanting to demolish the properties prior to gaining reserved matters approval and implementing the development.

Furthermore, the contractor would have to adhere to Health and Safety Legislation set out by the Health and Safety Executive and Environment Agency.

Whether prior approval is required will be discussed under the following headings;

### Residential Amenity

There would be noise and disturbance as a result of the proposed demolition works; however, long standing residential amenity issues are not envisaged once all the materials have been removed. Regulatory Services have not raised any objections subject to a condition restricting working hours during the demolition and remediation.

Furthermore, the principle of the demolition of the dwellings and the re-development of the site with 4no. detached dwellings has already been established with the approval of the outline planning permission.

The contractor would need to work in accordance with Building Regulations and Health and Safety Legislation, as well as the restrictions set out in the conditions.

### Visual Amenity

There are no significant negative implications for visual amenity through the loss of the buildings and removal of materials off site. The buildings have remained vacant for a number of years and the site as a whole has been neglected. As outlined above, the removal of the buildings has been approved under the outline consent and appearance and scale of the new development have also been approved. Further consideration regarding the visual amenity of the site will be undertaken during the reserved matters application.

### Highway Safety

As this application is solely for demolition of two dwellings, the proposal will not have any long-term highway safety implications. Highways DM have raised no objections subject to an informative regarding obtaining a licence for work in the highway.

### Ecology

The bat report submitted to support this application and submitted for the associated planning application 2024/0083 detailed the results of bat surveys undertaken of the buildings proposed for demolition. These included building inspections to identify any signs of bat use and potential for bats to be present, followed by subsequent dusk emergence surveys undertaken within the appropriate survey period. Surveys were carried out to the recommended survey guidance and are deemed to be satisfactory. As such, the Councils Biodiversity Officer has raised no objections to the demolition.

### **Recommendation**

**Prior Approval Not Required** Subject to conditions