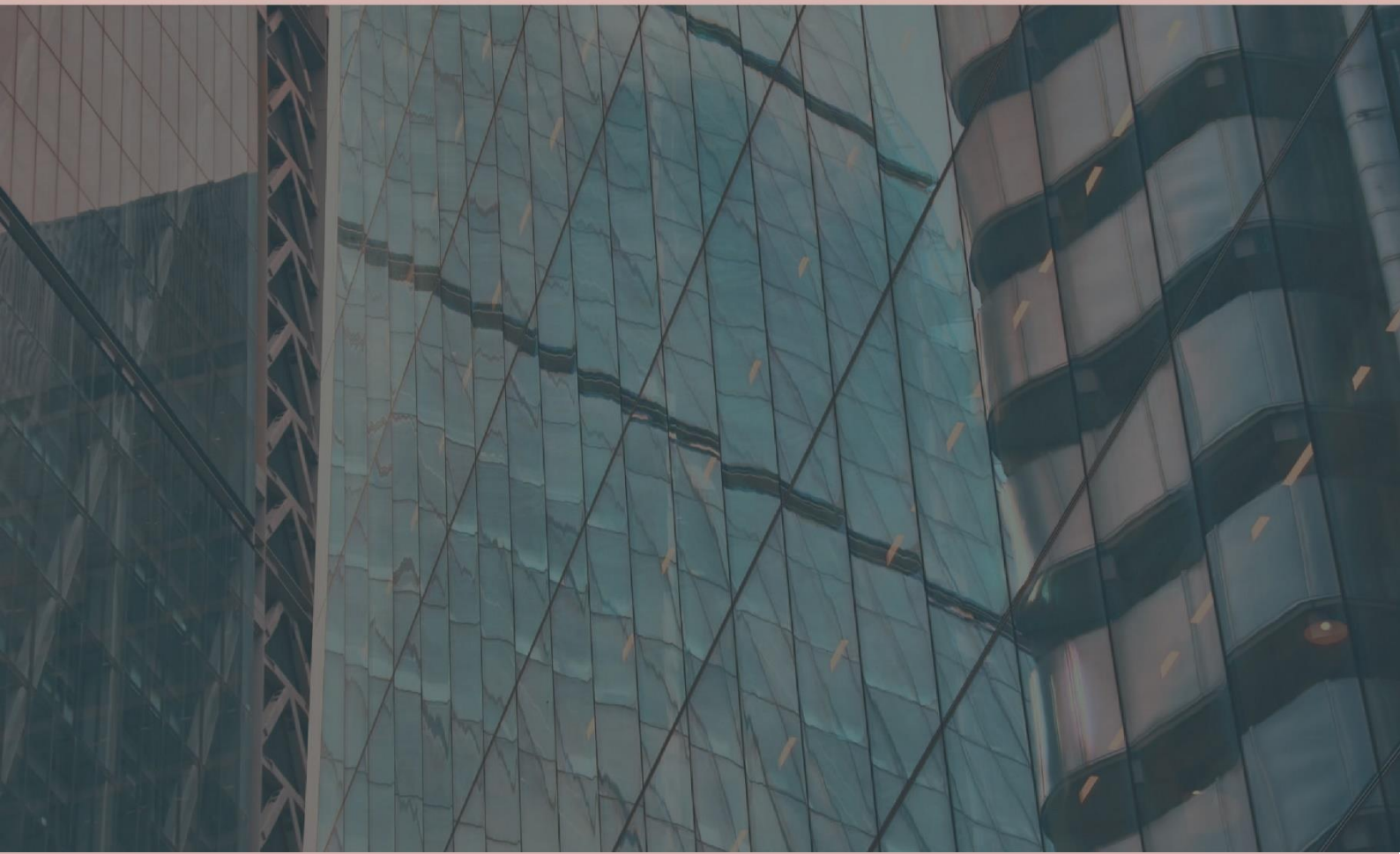




PLANNING STATEMENT

1 Unwin Crescent
Penistone, Barnsley



Statement prepared by: CB
Checked and approved by: MB
Client: Penistone Developments Limited
Date: February 2023
Submitted to: Barnsley Metropolitan Borough Council



FULL PLANNING APPLICATION FOR THE ERECTION OF TWO DWELLINGS WITHIN THE CURTILAGE OF 1 UNWIN CRESCENT

1 Unwin Crescent, Penistone, Sheffield, S36 6EG

1.0 Introduction

- 1.1 This planning statement has been prepared by Urbana Town Planning Ltd on behalf of the applicant, Penistone Developments Limited, in support of a full planning application for the aforementioned proposals.
- 1.2 The statement describes the application site in its physical and planning context, alongside the proposals and the application process, before assessing them against relevant planning policy, both national and local.
- 1.3 This statement should be read in conjunction with the supporting plans and drawings and aims to establish the principle of the development to secure a positive recommendation from the Local Planning Authority (hereafter referred to as LPA).

2.0 Site Location

- 2.1 The proposed development site is within the grounds of 1 Unwin Crescent, which is an underused parcel of land within the curtilage of the dwelling. The site is directly adjacent to Unwin Street, which passes to the North of the land and is bounded by residential dwellings towards the West and South, whilst also being positioned alongside an existing building line. Unwin Street is proposed to be the principal vehicular access point to the site, providing adequate off-street parking as demonstrated by the Site plans. The site is located within proximity to road linkages into Barnsley Town Centre, with the A628 being situated within 0.5 miles of the application site, providing efficient and sustainable access into Barnsley Town Centre.



Figure 1: Site Location Plan

- 2.2 The Site is located within Penistone, which is a large rural settlement within the Metropolitan Borough of Barnsley. Penistone is classed as a Principal Town and stands alone as a long-established Pennine rural market town which is an important shopping and service centre, serving a large rural hinterland in the west of the borough.
- 2.3 The Site comprises No. 1 Unwin Crescent which extends to 0.07 ha. It is located to the south side of Unwin Street, at the corner with Unwin Crescent. Currently, the site supports an existing detached dwelling and detached garage with driveway, greenhouse, shed and large area of lawn. Vehicular access to the garage is from Unwin Street with a separate pedestrian access from Unwin Crescent.
- 2.4 The Site is bordered by residential properties of varied typologies and densities. Unwin Crescent consists of mainly single storey semi-detached bungalows, with 1 Unwin Crescent being the only detached dwelling within the immediate vicinity of the site. Unwin Street predominately consists of two storey, detached and semi-detached terrace houses.

3.0 Planning History

3.1 The Council's on-line planning register identifies the following planning applications relating to the site:

- **2022/0845**- Erection of 2no. dwellings and associated works. **Withdrawn**
- **B/04/0781/PU** – Erection of conservatory extension to dwelling. **Refused**

3.2 Although it's acknowledged that 2022/0845 was withdrawn by the previous applicants, it is understood that this application received a favourable response from the LPA and was expected to be granted planning permission for the proposed development (erection of 2 dwellings). Given this, we would expect the LPA to continue to hold a positive stance on this application especially when considering the supportive policy that promotes the acceptability of the application.

4.0 Proposals

4.1 This application seeks full planning permission for the development of 2 no semi-detached dwellings (Use Class C3).

4.2 The properties will be two storeys and will front onto Unwin Street, with vehicular and pedestrian access from this road for Plot 01.

4.3 Each dwelling will provide a combined kitchen, dining room and living room at ground floor, two bedrooms and a bathroom at first floor and a bedroom ensuite at second floor (roof space).

4.4 Two off road car parking spaces will be provided per dwelling, including the relocation of the existing crossover from Unwin Street to Plot 1 and the creation of a new crossover from Unwin Crescent, to Plot 2. (The existing car parking for No. 1 Unwin Crescent will be provided adjacent to the existing house, including a new cross-over).

4.5 Each new dwelling will have private amenity space, with 71 sqm achieved for Plot 1 and 67 sqm for Plot 2.

4.6 The development aims to complement the adjacent Penistone Conservation Area, which predominantly consists of traditional two-storey stone terraces, while also encompassing semi-detached and detached homes. The proposed dwellings are therefore designed in sympathetic contemporary aesthetic that effectively reinterprets these characteristics seen in the nearby Conservation Area, including complementary building materials.

4.7 The external material specification is summarised below:

- Natural stone finish to front elevation; red brick for side and rear elevations
- Grey UPVC windows and doors
- Black fascias/soffits and downpipes
- Grey Marley concrete roof tiles (or equivalent)
- Dormers will consist of EPDM flat roofs and grey UPVC cladding to front and sides
- Anthracite Indian stone flags for hard landscaping paving
- Block paved car parking bays

5.0 Planning Policy and Principle of Development

5.1 The Development Plan documents that are relevant for this site are the following:

- National Planning Policy Framework (NPPF) - Revised July 2021
- Barnsley Local Plan (adopted January 2019)
- Barnsley SPD: Design of Housing Development (adopted May 2019)
- Penistone Neighbourhood Development Plan (adopted August 2019)

5.2 The following national and local policies are of relevance to the application, as set out within the accompanying text, establishing the principle of development:

National Planning Policy

5.3 Paragraph 119 of the NPPF emphasises the importance of making effective use of land, particularly in meeting the need for homes. Given this, the principle of development is strengthened as the proposal provides a highly appropriate typology of the dwellings given the context of the Sites size and the densities of dwellings found locally.

5.4 The scheme is considered to be infill development, providing two dwellings with an acceptable depth and frontage along Unwin Street, which will sit agreeably in the existing street scene. This is discussed further in the design section of this report, however, principally, this represents a much more appropriate use of the site than existing surplus amenity space for 1 Unwin Close.

5.5 Paragraph 69 of the NPPF promotes the basis that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly. Authorities should support the development of windfall sites through their policies and decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes. It is considered that the land would be a suitable windfall site that provides two family homes in a sustainable location.

5.6 Paragraph 120 emphasises that planning policies and decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively.

Local Planning Policy

5.7 Policy LG2 of the Local Plan aims to foster the development of larger settlements, with a particular focus on supporting the growth of Principal Towns. As per this policy, these towns are expected to absorb a greater proportion of the area's population growth compared to smaller villages. The Site is situated within Penistone, which is allocated as one of BMBC's six Principal Towns.

5.8 Policy H4 seeks to encourage the development of small windfall sites that are under 0.4 hectares in size. The proposed development is consistent with this policy. The policy recognizes that these smaller sites can play an important role in meeting the housing needs of the community, as they provide opportunities to build homes in areas where people already live, and in close proximity to essential amenities such as shops and services. As such, sites akin to the one proposed can make a significant and positive impact on the overall housing supply.

- 5.9 Policy GD1 is considered to be the starting point for making decisions on development proposals, including those within the Urban Fabric. In order to ensure compliance with this policy, the proposed development is designed to conform to all relevant points, with particular emphasis being placed on not causing a detrimental impact on neighbouring properties and being compatible with neighbouring land.
- 5.10 Policy D1 aims to achieve high quality design and place making. By adhering to this policy, developers can create well-crafted, locally distinctive places that are safe, inclusive, and accessible to all. In the case of the proposed scheme, the design is considered to be of a high quality that complements the context of the street scene and enhances the character of the Penistone Conservation Area. As a result, the development is expected to make a positive contribution to achieving the qualities of a successful place.
- 5.11 Policy T3 outlines the requirements for sustainable and inclusive travel opportunities to be embedded within any new development and providing the opportunities for people to change their travel behaviour where travel is necessary. The proposed development Site is positioned within a sustainable location, with convenient access to various public transportation options. In addition, the development site is within close proximity of the Trans Pennine cycle network, which runs through Penistone town centre and adjoins into nearby settlements. These factors make the proposed development highly accessible for a wide range of users, including those who prefer active travel modes such as cycling, as well as those who rely on public transportation.
- 5.12 Policy H6 promotes a broad housing mix and the efficient use of land to help create mixed and balanced communities. The policy outlines that a density of 40 dwellings per hectare will be expected in Principal Towns. The proposed development adheres to this standard and utilises the size of each dwelling effectively by incorporating an additional bedroom in the roof space.

6.0 Assessment of Proposals

- 6.0.1 In line with the above relevant policies, the following sections set out a comprehensive assessment of the proposals against pertinent material planning matters.

6.1.0 Sustainable Development

- 6.1.1 The NPPF states that at the heart of the document is a presumption in favour of sustainable development which is a fundamental consideration in the process of both plan-making and decision-taking. Sustainable development is defined by 3 core dimensions: economic, social and 6 environmental. It is established that *'for decision taking this means: approving development proposals that accord with the development plan without delay.'*
- 6.1.2 It is asserted that from a high level down to the finer details the proposals represent a scheme that fulfils underlying sustainable development requirements in terms of its specific economic, social, and environmental impacts. It is evident that the proposals represent sustainable development and, in accordance with the compliance with other policies, should be approved without delay.

Economic and Social Benefits

- 6.1.3 Beginning with the economic and social benefits of the scheme, the most substantial of these is undoubtedly the stimulation of economic activity in the locale through the employment of local building contractors. Government guidance establishes that construction underpins the UK economy, with few sectors having the same potential to provide large numbers of highly skilled, well-paid jobs.
- 6.1.4 The workforce will spend time and money in the locality during the construction of the two dwellings and this will benefit the local economy by boosting sales of nearby vendors that serve the existing workforce of the area. This economic activity provides significant associated social and economic benefits for the duration of the scheme's construction period and will add to creating a more prosperous local economy.
- 6.1.5 It is well recognised that the UK is currently amid a housing crisis, with the UK House Price Index stating that the as of July 2022 prices have risen on average by 15.5% compared to the previous year. This is during a period that wage inflation is relatively stagnant, and a cost-of-living crisis is currently ensuing to the extent that the UK Government was forced to intervene in overhauling the price cap mechanism for a period of 6 months due to the spiralling costs of electricity and gas. A proposal which provides two semi-detached dwellings, that are likely to be affordable in comparison to upcoming housing developments within the local area, should be supported.
- 6.1.6 The development will create significant social benefits as it will create two additional family homes in a high demand area. The scheme further promotes sustainable urban infill practices that will enhance the built environment of an established residential area, leading to increased vibrancy and vitality. Overall, these benefits contribute to the social sustainability of the community.

Environmental Benefits

- 6.1.7 The proposed development site is not subject to any landscape or other environmental designations which indicate that it is not of high value.



- 6.1.8 Since there are public transportation options within walking distance of the site, with frequent bus services into Barnsley Town Centre and the surrounding settlements, it is clear from an environmental perspective that the proposed Site sits within a sustainable location.
- 6.1.9 The site is within the built-up area of Penistone and benefits from being within walking distance to infant and primary schools, a good range of shops, services and other facilities, in addition to public transport, including Penistone Railway Station providing services to stations between Huddersfield and Sheffield. Subsequently, the development will not require inhabitants to use private vehicles for access to amenities and instead promoted the use of sustainable travel methods.
- 6.1.10 The proposed development has considered design functionalities that have minimised the reliance on non-renewable energy sources. The design includes a good level of glazing so that the development will benefit from the maximum levels of passive solar gain. High levels of insulation will be provided as required by current building regulations in order to make the buildings sustainable as well as cost effective.

6.3.0 Design

- 6.3.1 Paragraph 130 of the NPPF states decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, whilst not preventing or discouraging appropriate innovation or change, including increased densities.
- 6.3.2 As previously stated, the Site is located adjacent to a conservation area. As such, the design of the scheme will be a key consideration in determining the acceptability of the proposal and particular care has been taken to ensure that the proposed dwelling's design and layout are viewed as acceptable in this regard.
- 6.3.3 The proposed dwellings will maintain traditional proportion in a contemporary interpretation, with pitched tiled roofs and brick elevations. The design is informed by and seeks to be respectful of the adjacent Conservation Area with which it has a close relationship with. It seeks to reinforce and enhance the character and appearance of the Conservation Area through sympathetic choice of materials and detailing.
- 6.3.4 In this respect, the design incorporates standard grey UPVC windows with deep stone sills and lintels and it is proposed that materials be subject of detailed conditions, in addition to the treatment of hard and soft landscaping areas.
- 6.3.5 The proposal to provide two storey, semi-detached dwellings is in keeping with the local context and overall scale and form of development nearby. Importantly, the scale of development proposed it is considered to be respectful of, and to enhance the adjacent Penistone Conservation Area, which is characterised by two storey residential properties. Overall, the new dwellings will respond positively to existing context and character of the area.

6.4.0 Amenity

- 6.4.1 The development consists of two semi-detached dwellings that will continue the established building line along Unwin Street. The site's immediate context is characterised by modest two storey terraced housing and this development proposed to continue this local characteristic.



- 6.4.2 The proposed units will be broadly commensurate with the main front and rear elevations of neighbouring properties and subsequently it is considered that the proposed dwelling will not be overbearing or overshadowing to neighbouring dwellings along Unwin Street.
- 6.4.3 The Site's frontage overlooks Unwin Street and faces several semi-detached terraced houses. The Housing Design Supplementary Planning Document (SPD) stipulates that for homes of the same storey, a minimum distance of 12 meters is necessary to achieve a streetscape that reflects the local character. It is considered that the proposed scheme adheres to these guidelines and meets the required standards.
- 6.4.4 The development proposes to develop two semi-detached dwellings within the curtilage of an existing residential property and therefore the impact on the amenity of 1 Unwin Crescent should be assessed. Whilst an existing window is located at first floor to the side elevation of No. 1 Unwin Crescent, this serves a bathroom (and does not therefore constitute a habitable room). In this respect, it is considered that the amenity of the respective dwellings can be secured by appropriately worded conditions.
- 6.4.5 The Housing Design SPD specifies that the rear gardens of proposed dwellings should be at least 50m² in the case of two-bedroom houses/bungalows and 60m² for houses/bungalows with three or more bedrooms. The development proposal is for the erection of two 3-bedroom dwellings, and the accompanying plans demonstrate that the garden space meets the required design standards. Each new dwelling will have private amenity space, with 71 sqm achieved for Plot 1 and 67 sqm for Plot 2.

6.5.0 Highways, Access and Parking

- 6.5.1 The proposed access, including pedestrian and vehicular access is indicated on the application drawings. This proposes that convenient, safe, and secure access is provided for both existing and future users, including those on foot, or travelling by bicycle or motor vehicle. With 2 no. allocated car parking spaces proposed per dwelling, an appropriate level of car parking will be provided.
- 6.5.2 The submitted plans demonstrate that adequate visibility splays for vehicles and pedestrians will be created through the development proposals. On this basis, it is argued that there should not be any concerns relating to highways.

6.6.0 Heritage Conservation

- 6.6.1 The property is not located directly within a conservation area, nor are there any listed buildings in the vicinity of the site. However, the terraced properties located to the north, on the opposite side of Unwin Street, and to the west (excluding the adjacent bungalow) are within the Penistone Conservation Area, which is centred around the High Street, extending from Chapel Lane / The Green to the south, up to and including Bridge Street to the north.
- 6.6.2 The proposed scale of development is designed to be in harmony with the adjacent Penistone Conservation Area, which is mainly comprised of two-story residential properties. The new dwellings will seamlessly blend with the existing context of the area and will have a positive impact on the surroundings by complementing the area's existing charm.

6.7.0 Other Matters

- 6.7.1 The proposed development will not involve the removal of any trees, and there are no land-based designations nearby that would be impacted by the development of the Site. Additionally, the garden of 1 Unwin Crescent is deemed to have low ecological value. The soft landscaping details will be addressed through condition, which will ensure that the landscaping areas are appropriately designed to enhance the ecological value of the site.
- 6.7.2 The Site is located within Flood Zone 1 and therefore it has a low probability of flooding from rivers and sea. It is anticipated that details surrounding drainage can be dealt with through condition.

7.0 Conclusions

- 7.1 This Planning Statement has been prepared by Urbana on behalf of Penistone Developments Limited for the proposals noted above, in support of a full planning application. It has assessed all aspects of local and national policy which relate to the nature of this proposal, in order to demonstrate that the scheme is acceptable, it that it will positively add to the existing housing stock, and act as an infill development which would contribute to creating a balanced housing mix and a balanced community.
- 7.2 The principle of the proposals is acceptable and aligns with national and local planning policy relating to sustainable development and relevant development objectives of Barnsley Metropolitan Borough Council. The site sits within the Urban Fabric of a Principal Town and BMBC Local Plan emphasises that these will be the main local focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities.
- 7.3 The site currently consists of an underused parcel of land within an existing housing area, and the development of the Site would contribute housing delivery within a sustainable location. The Site is within close proximity to public transport services and employment opportunities and therefore it is considered that there is ample opportunity for occupants of the dwellinghouses to not require vehicles. The proposed development does not encroach upon any safeguarded areas such as Green Belt land and continues the existing building line along Unwin Street.
- 7.4 It is demonstrated that the principle of the proposals is acceptable and that they completely align with national and local planning policy relating to housing delivery and the relevant goals set out within the BMBC Local Plan. It is evident that the proposals represent sustainable development and, in accordance with the compliance with other policies, should be approved without delay.