

PLANNING, DESIGN AND ACCESS STATEMENT

1 UNWIN CRESCENT, PENISTONE, S36 6EG

ERECTION OF TWO DWELLINGS WITH ASSOCIATED
ACCESS, CAR PARKING AND LANDSCAPING

AUGUST 2022

The logo for NL Jones Planning, consisting of the text "NL JONES" stacked above "PLANNING" in white, uppercase letters, set against a dark blue rectangular background.

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Contents

1. Introduction.....	2
2. The Site	3
3. Planning History.....	5
4. The Proposal	6
5. Planning Policy Context	7
6. Key Planning Considerations.....	12
7. Design And Access Considerations.....	15
8. Conclusion.....	18

1. INTRODUCTION

1.1. This Planning Statement (the Statement) has been prepared by NL Jones Planning, on behalf of the Applicant, Whitshaw Developments Ltd, and is submitted in support of a full planning application at 1 Unwin Crescent, Penistone, S36 6EG.

1.2. The full application seeks planning permission for the following proposal:

Erection of two dwellings with associated access, car parking and landscaping.

THE APPLICANT

1.3. The Applicant, Whitshaw Builders Ltd, is a private residential developer, based in South Yorkshire. Whitshaw specialise in high-end residential development, providing unique designs and spaces. With extensive experience in land acquisition and construction, this enables Whitshaw to undertake a careful appraisal of each site to actively promote it through the planning system and finally to transform the design concept into a high-quality development offering high quality bespoke homes.

1.4. The Applicant's vision is to ensure that the development of the site makes a positive contribution to the quality of the local built environment and provides much needed homes. The proposed development will enhance the site and its setting by delivering a development of high design quality.

STATEMENT CONTENT

1.5. This Statement provides an assessment of the application site and its context, details of planning policy context, including specific design and access related policies, information on the application proposals and scheme design, and an assessment of the proposal within the relevant policy context.

1.6. The content of the Statement is as follows:

- Assessment of the site and its context
- Planning history
- Planning policy context
- Key planning, design, access considerations
- Conclusions

2. **THE SITE** The site comprises No. 1 Unwin Crescent which extends to 0.07 ha (787.77sqm). 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 Road with a separate pedestrian access from Unwin Crescent.

2.2. Unwin Street comprises the northern boundary of the site, with terraced residential properties opposite. Unwin Crescent and an area of open space known as The Green is to the east. The existing property (No. 1 Unwin Crescent) and No. 12 Unwin Street are to the south and west respectively.

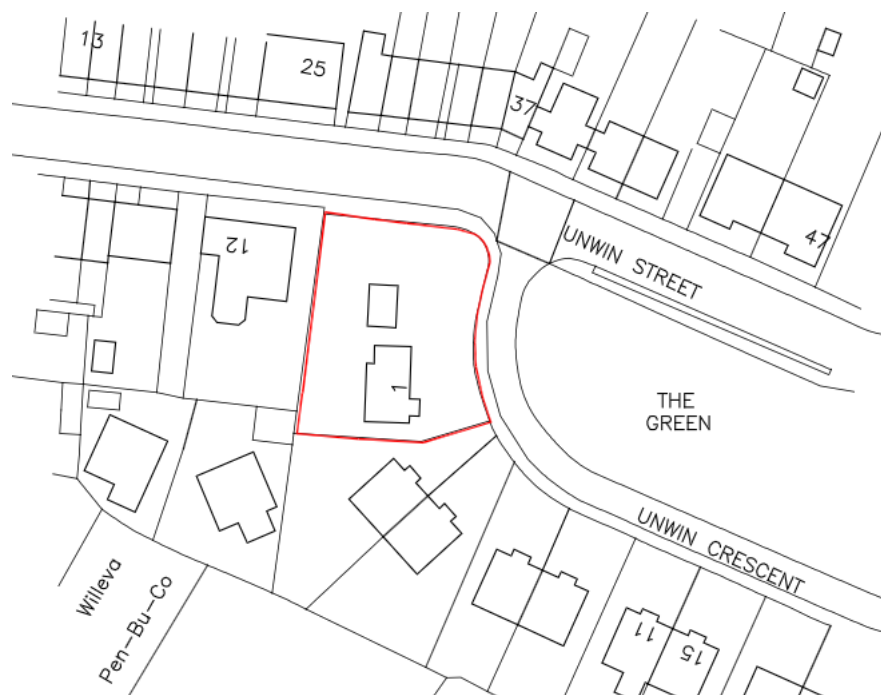


Fig 1 – Site Location Plan

2.3. The existing property at No. 1 is a detached two storey dwelling whilst the remaining properties on Unwin Crescent are semi-detached modern bungalows, constructed in the mid 1990s. Properties on Unwin Street are mostly a mix of stone built terraced, semi-detached and detached two storey dwellings, albeit with a modern bungalow located adjacent to the site (No. 12 Unwin Street).

2.4. The site is situated within the built-up area of Penistone and is close to the High Street and a range of services and facilities including St John the Baptist Infant School and Primary Schools, Penistone Library, St Andrew's Church, Doctors Surgery, Dentist, Co-op, Spar and

a good range of high street shops. Penistone also benefits from a train station with services to stations between Sheffield and Huddersfield and is within walking distance of the site.

- 2.5. The property is not located 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.



Fig 2 – Penistone Conservation Area

- 2.6. The site is within Flood Zone 1 and therefore it has a low probability of flooding from rivers and sea.

3. PLANNING HISTORY

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

- B/04/0781/PU – Erection of conservatory extension to dwelling. Refused 10/06/04
- B/88/1389/PU – Erection of extension to dwelling. Decision status unknown.
- B/88/0569/PU – Refurbishment of Airey House. Decision status unknown.
- B/74/0516/PU – Erection of private garage. Decision status unknown.

3.2. There are no records available in relation to any of the above decisions.

3.3. There are no other decisions of any relevance identified.

4. THE PROPOSAL

- 4.1. This application seeks full planning permission for the development of 2 no semi-detached dwellings (Use Class C3).
- 4.2. The description of development is therefore as follows:
Erection of two dwellings with associated access, car parking and landscaping.
- 4.3. The properties will be two storeys (with accommodation within the roof space) and will front onto Unwin Street, with pedestrian access from this road.
- 4.4. 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).
- 4.5. 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 re-provided adjacent to the existing house, including a new cross-over).
- 4.6. Each new dwelling will have private amenity space, with 71 sqm achieved for Plot 1 and 67 sqm for Plot 2.
- 4.7. The development seeks to respond to the character and appearance of the adjacent Penistone Conservation Area, which comprises mostly traditional two storey stone built terraces, but also includes both semi-detached and detached dwellings.
- 4.8. The proposed dwellings are therefore designed in a traditional manner and include sash style windows and generous stone sills and lintels and will be constructed in complimentary building materials.

5. PLANNING POLICY CONTEXT

- 5.1. Planning Law (Section 38(6) of the Planning Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990) requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

THE NATIONAL PLANNING POLICY FRAMEWORK (2021)

- 5.2. The Framework sets out the Government's planning policies for England and how these should be applied. The Framework must be taken into account in preparing the Development Plan and is a material consideration in planning decisions.
- 5.3. The Framework sets out at Paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without comprising the ability for future generations to meet their own needs.

The Presumption in Favour of Sustainable Development

- 5.4. The Framework therefore includes, at its heart, a presumption in favour of sustainable development at its heart.
- 5.5. For decision taking the presumption in favour of sustainable development means approving development proposals that accord with an up to date development plan without delay, or where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting planning permission; unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

Decision-Making

- 5.6. Paragraph 38 states that Local Planning Authorities should approach decisions on proposed development in a positive and creative way and that decision makers at every level should seek to approve applications for sustainable development wherever possible.

Delivering a Sufficient Supply of Homes

- 5.7. The delivery of a supply of housing represents a high priority for Government. The role that small and medium size sites, including windfall sites, bring to housing delivery is recognised in the Framework at paragraph 69. This states that Local Planning 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.

Making Effective Use of Land

- 5.8. The need to also make effective use of land is confirmed at paragraphs 119, 120, 124 and 125 of the Framework. Paragraph 120 states that planning policies and decisions should give substantial weight to the value of using brownfield land within settlements for homes (and other identified needs) and support the development of under-utilised land and buildings, especially if this would help meet identified needs for housing. Paragraphs 124 and 125 advise that making efficient use of land should be informed through the identified need for housing (and other development), market conditions and viability, an area's existing character and the need to secure well designed, attractive and healthy places.
- 5.9. Paragraph 126 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development; it creates better places in which to live and work and helps make development acceptable to the communities.
- 5.10. Paragraph 130 states that planning policies and decisions should ensure that developments, inter alia:
- a) Will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development.
 - b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
 - c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
 - d) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development

THE DEVELOPMENT PLAN

5.11. The relevant Development Plan documents for the site comprise the following:

- Barnsley Local Plan (adopted January 2019)
- Penistone Neighbourhood Development Plan (adopted August 2019)

5.12. The Policies Map confirms the site is within the urban area but is not subject of any specific site allocation or designation. The following Development Plan policies are most relevant to the consideration of this application:

LG2 – The Location of Growth confirms that priority will be given to development in Urban Barnsley, the Principal Towns (including Penistone) and Villages (with the amount of development being commensurate with the size of the settlement).

GD1 – General Development sets out a range of design considerations for new development. The following are relevant:

- development should have no significant adverse effect on living conditions and residential amenity of both existing and future residents
- proposals should provide landscaping to a high quality that improves the character of the local landscape
- appropriate vehicular and pedestrian access and links should be provided to and within the development

H2 - The Distribution of New Homes sets out the housing requirement for Penistone 637 new homes for the plan period (2014-2033) representing 5% of the borough's overall housing requirement.

H4 – Residential Development on Small Non-Allocated Sites confirms that residential development on small, non-allocated sites below 0.4 hectares will be allowed where this complies with other relevant policies.

Supporting text emphasises the valuable contribution that small sites make towards housing supply and the good opportunities these provide for locating housing near to where other people live, shops and services, whilst reducing the demand for new sites outside settlement boundaries.

H6 – Housing Mix and Efficient Use of Land advises that proposals are expected to provide a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes should be suitable for different types of households and capable to be adapted to meet changing needs of the population. A density of 40 dph is expected unless lower densities can be justified for reasons of design, need and viability.

Supporting text advises that the mix of housing to be provided should be informed by most relevant evidence taking into account an up-to-date Strategic Housing Market Assessment.

D1 – High Quality Design and Place Making requires new development to be of high quality and to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley including, inter alia, heritage and townscape character in terms of scale, layout, built styles, materials and built form.

T3 – New Development and Sustainable Travel confirms new development will be expected to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists. It should provide at least minimum levels of parking should be provided as set out in the relevant Supplementary Planning Document.

Penistone Neighbourhood Development Plan

5.13. asasa

Supplementary Planning Documents

5.14. In addition to the above, Barnsley Council has a range of supplementary planning documents providing further guidance for developers and others seeking planning permission. The following is relevant to the determination of this application:

- Design of Housing Development (May 2019)
- Parking (adopted November 2019)
- South Yorkshire Residential Design Guide (January 2011)

5.15. These documents provide a range of guidelines and standards for new residential development and include the following:

- External space standards
- Internal space standards
- Space requirements between dwellings

- Car parking requirements

Summary

- 5.16. The above review of national and local planning policy and guidance confirms that provided the relevant policies are complied with, there is no policy basis that would preclude the development of the site for residential use, in principle.
- 5.17. Therefore, subject to demonstrating that the proposal satisfies development management policies in respect of design, residential amenity standards, and car parking / highway impacts, the application should be supported.
- 5.18. The principle of development and the individual merits of the proposal, including the design and access considerations, are reviewed fully, in the context of the planning policy framework outlined above, in Section 6 (Key Planning Considerations) and Section 7 (Design and Access).

6. KEY PLANNING CONSIDERATIONS

6.1. This section sets out the assessment of the proposed development against the key planning considerations and policies identified in the preceding section.

6.2. The following matters are considered key to the determination of this application (with matters relating to design and access addressed in Section 7):

- Principle of development
- Housing mix
- Quality of residential accommodation
- Neighbouring residential amenity
- Environmental issues – flood risk

6.3. These matters are therefore assessed in turn below.

Principle of Development

6.4. It is confirmed, within the Local Plan Policies Map, that the site lies within the ‘development limits’ of Penistone, where Policy LG2 supports new housing development.

6.5. The site is not the subject of any land-use allocation or designation.

6.6. Both national and local policies encourage the effective use of land that is compatible with local context, to help meet housing supply and demand. Policy H4 specifically encourages the development of small sites where this can contribute to housing supply, and where this meets other relevant policies.

6.7. In the context of adopted policy, it is clearly demonstrated that the site is suitable, in principle, for new residential dwellings.

6.8. The application proposal for the development of the site to provide 2 semi-detached dwellings ensures the effective use of this sustainable urban site. The proposal is therefore demonstrated to be acceptable, in principle, in land use terms.

Housing Mix

6.9. The proposal is to provide 2 semi-detached dwellings.

6.10. Policy H6 requires new housing development to deliver an appropriate mix of house size type and tenure having regard to the Council’s latest Housing Needs Study.

- 6.11. The Council's most up-to-date evidence of housing need is provided in the Barnsley Strategic Housing Market Assessment 2021. This study concludes that there is an ongoing need for all types and sizes of dwelling but with strongest need for 3 bedroom houses.
- 6.12. In this context, the proposal to provide 2 no. 3 bedroom dwellings will evidently deliver an appropriate mix of housing that will help to meet a specific housing need identified in the latest available evidence. The dwellings will complement the existing housing offer in this location which includes a mix of both smaller and larger two storey dwellings and bungalows.
- 6.13. The proposal is therefore fully in accordance with Policy H6.

Quality of Residential Accommodation

- 6.14. The design and siting of the proposed dwellings has been carefully considered to respond to the local context, orientation, and adjoining properties, to ensure the new homes will provide a good standard of living accommodation for future occupants.
- 6.15. All rooms meet the Nationally Described Space Standards (2015), in addition to standards within the South Yorkshire Residential Design Guide (2011).
- 6.16. The dwellings have a north-south orientation with the principal habitable areas and rooms benefitting from generous south facing windows to maximise natural internal daylight and sunlight.
- 6.17. Each dwelling will also benefit from private south facing gardens to the rear which will provide 71 sqm (Plot 1) and 67sqm (Plot 2) respectively, therefore exceeding the relevant standard for a 3 bedroom property (60sqm).
- 6.18. The new dwellings will enjoy good levels of privacy with no directly overlooking windows between habitable rooms from the adjacent bungalow at No. 12 Unwin Street or the existing two storey property at No. 1 Unwin Crescent. 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). Furthermore, subject to completion of the sale of the property to Whitshaw, this window will be replaced with obscured glazing.
- 6.19. Two allocated off-street car parking spaces are provided adjacent to each new dwelling, offering convenient access and easy surveillance. (Replacement off-street car parking is also proposed for the existing dwelling at No. 1 Unwin Crescent).

6.20. In summary, it is demonstrated that the proposed dwellings offer a good standard of accommodation for future occupiers. The dwellings will provide good living conditions and amenity provision, in accordance with the relevant supplementary planning policy guidelines.

Impact on Neighbouring Amenity

6.21. The proposed dwellings are located on a corner plot with existing residential properties adjacent to south (No. 1 Unwin Crescent) and west (No 12 Unwin Street). Careful consideration has been given to the design of the new dwellings to ensure satisfactory residential amenity is achieved at these existing properties.

6.22. In this respect, there are no direct face-face windows to habitable rooms. As confirmed above, only a clear glazed first floor (non-habitable) bathroom window faces towards the rear windows of Plot 2. The applicant proposes to change this window to obscure glazing and is agreeable to this being a condition of the planning permission.

6.23. Residential design guidance indicates that the elevations of proposed new dwellings containing no habitable room windows (usually side elevations) should be at least 12m from original habitable windows. Whilst there is a small window (understood to serve a lounge) on the side elevation of No. 12 Unwin Street, this is a secondary window with the original / principal window to this room on the front elevation facing towards Unwin Street. The separation between the two side elevations of the proposed dwelling at Plot 1 and the existing property is therefore considered acceptable and in keeping with the relationship of other properties along Unwin Street.

6.24. Given the position and orientation of the proposed new dwellings a satisfactory level of sunlight and daylight will be achieved to nearby existing properties, including gardens.

6.25. Therefore, in accordance with relevant design guidelines, the proposed development will have no adverse impacts on neighbouring amenity.

Environmental Issues – Flood Risks

6.26. The site lies within Flood Zone 1 and is therefore at low risk of flooding, nor is the site at risk of flooding from other sources other than rivers and sea (such as surface water drains or reservoirs). Additionally, the site is less than 1 ha. On this basis, there is no requirement to provide a flood risk assessment. Matters relating to drainage can be addressed via planning conditions, as required.

7. DESIGN AND ACCESS CONSIDERATIONS

7.1. This section sets out the specific design and access considerations associated with the proposed development. The proposal is reviewed against the following topics, in accordance with best practice guidance.

Use

7.2. The existing site comprises a two-storey detached dwelling with large garden and outbuildings, including garage. The site is within the existing settlement of Penistone and close to a good range of shops, services and other facilities and public transport.

7.3. The site therefore represents a sustainable location for residential development, in accordance with Policy H4 for small sites. The residential use at the site is therefore considered acceptable in principle.

Amount

7.4. The proposed development will provide 2 no 3 bedroom two storey dwellings. The properties will occupy a modest footprint consistent with the scale and form of other nearby dwellings. The overall density of development equates to 43 dwellings per hectare and therefore consistent with density standards.

7.5. This is an appropriate amount of development, representing an effective use of this sustainable urban site to provide new residential dwellings and to help meet an identified housing need, whilst responding to local context, spatial requirements and design standards.

Scale

7.6. The proposal is to provide 2 no. two storey semi-detached dwellings (with accommodation within the roof space).

7.7. The site's immediate context is characterised by modest two storey terraced housing, but with some detached and semi-detached residential properties nearby, together with bungalows. The immediate context is therefore a mix of single and two storey properties.

7.8. The proposal to provide two storey, semi-detached dwellings is therefore 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.

Layout

- 7.9. The layout of the proposal seeks to make the most effective use of the site, whilst respecting its townscape setting. Accordingly, the scheme seeks to provide a focus to this corner plot, responding to both the established building line of Unwin Street and Unwin Crescent.
- 7.10. The layout of the proposal also seeks ensure it makes the best use of land whilst providing a good standard of living accomodation in terms of privacy, internal and external space and outlook for existing and future residents.

Appearance

- 7.11. The proposed dwellings will be of a traditional appearance, 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.
- 7.12. In this respect, the design incorporates sash stye windows with deep stone sills and lintels and it is proposed that materials will include stone brick walls and slate roof. The scheme includes areas of hardstanding and soft landscaping.
- 7.13. It is expected that materials will be subject of detailed conditions, in addition to the treatment of hard and soft landscaping areas.
- 7.14. Overall, the new dwellings will respond positively to existing context and character, which includes Penistone Conservation Area, and their appearance will be in keeping.

Access

- 7.15. 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.
- 7.16. 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.

7.17. In conclusion, the new development will be accessible by sustainable modes of transport, including walking, cycling and public transport.

8. CONCLUSION

- 8.1. This Planning, Design and Access Statement is submitted in support of a full application at application at 1 Unwin Crescent, Penistone, S36 6EG
- 8.2. The Statement provides an overview of the application site, details of the application proposal, details of relevant planning history, details of the planning policy context and an assessment of the proposals within this context.
- 8.3. The Statement forms part of the full planning application and should be read in conjunction with the plans prepared in support of the application, which together outline and address the key considerations arising from the proposal.
- 8.4. The planning system operates on the basis that applications should be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise, and that Local Planning Authorities should approach decisions on applications for development in a positive and creative way and should seek to approve applications for sustainable development wherever possible.
- 8.5. In the case of this application, it has been identified that the key planning considerations relevant to the determination of the proposals can be summarised as follows:
 - a) Principle of development
 - b) Housing mix
 - c) Quality of proposed accommodation
 - d) Impact on neighbouring amenity
 - e) Environmental considerations
 - f) Design and access (use, amount, scale, layout, appearance, and access)
- 8.6. The proposed development has therefore been assessed in detail against relevant planning policies, guidance and material considerations. Following this assessment, it has been demonstrated that the application proposals are in accordance with the Development Plan, and other material considerations, including the NPPF. Consequently, the application can be approved without delay, in accordance with the presumption in favour of sustainable development set out in national planning policy.

8.7. This Statement assesses the proposals against the key relevant planning policies and concludes that the proposed development is in accordance with national and local planning policy and guidance, and that planning permission should therefore be granted.