

2023/0954

Mr Leslie Simpson

86 Longley Street, Barugh Green, Barnsley, S75 1NR

Erection of a detached bungalow and associated works including the creation of a replacement pitched roof detached garage to the rear

Site Description

This site is a vacant corner plot that was previously curtilage of 86 Longley Street. The site is located in a residential area close to Barugh Green and Higham. The site has been left to overgrow and is boarded by a low brick wall. Longley Street and Byrne Close have consistent residential street scenes featuring other bungalows. The buildings adjacent to the site on Longley Street are on an established building line. The site is currently accessed via an existing access off Byrne Close.

Proposed Development



The applicant is seeking approval for the erection of a pitched roof detached bungalow and a replacement pitched roof detached garage. The bungalow has a total length 10.35 of metres and a width of 11 metres. The bungalow has a ridge height of 5.1 metres and an eaves height of 2.25 metres. The garage has a length of 6.3 metres and a width of 3.15 metres. The garage will feature a pitched roof with a ridge height of 3.75 metres and an eaves height of 2.25 metres. The materials used will be matching brickwork to the proposed dwelling.

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 on 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.

Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

In reference to this application, the following policies are relevant:

GD1 - General Development
H1 - The Number of New Homes to be Built
H4 - Residential Development on Small Non-allocated Sites
LG2 - The Location of Growth
T3 - New Development and Sustainable Travel
T4 - New development and Transport Safety
SD1 - Presumption in Favour of Sustainable Development
CC1 - Climate Change
CC4 - Sustainable Drainage Systems (SuDS)
D1 - High Quality Design and Place Making
Poll1 - Pollution Control and Protection
BIO1 - Biodiversity and Geodiversity

Supplementary Planning Documents

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

- Design of housing development
- House extensions and Other Domestic Alterations
- Parking
- Sustainable Travel

Other Guidance

South Yorkshire Residential Design Guidance

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 139 states that *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”*.

Consultations

Darton West Ward Councillors were consulted and raised no objections.

The LPA's Forestry Officer was consulted and raised no objections subject to conditions.

Highways Development Control (DC) were consulted and raised no objections subject to conditions.

Highways Drainage were consulted and raised no objections.

Representations

Neighbour notification letters were sent to surrounding properties, no comments were received.

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 street is purely residential and as such the use of this site for residential use would be in keeping with the locality. The site is not allocated as Green Space nor is it on the Council's Green Space Register. The development of the site for residential purposes is therefore acceptable in principle.

Residential Amenity

The proposal involves the erection of a detached bungalow adjacent to existing bungalows, therefore the impact upon the residential amenity of these properties is an important consideration. The site was previously residential curtilage, so the use of the site for residential purposes is in keeping with the adjacent uses. In terms of the design, the property has been designed with ground floor habitable room windows facing to the front and rear with one small kitchen window also facing west.

In terms of external spacing standards, the SPD Design of Housing Development states that a minimum of 21 metres should be achieved between facing habitable room windows, which is the case with the dwellings to the south. With the dwelling to the north (1 Byrne Close) 12 metres is maintained from the proposed dwelling's habitable room windows to a side elevation of the dwelling.

The proposal should not cause any significant overbearing to any neighbouring dwelling. In terms of overshadowing, the property is a low bungalow and therefore should not cause any significant overshadowing of the adjacent bungalows. The proposed bungalow has been designed with adequate room sizes and external amenity space of over 100sqm which is in compliance with the standards set within the SPD and the SYRDG. The proposal is considered to be acceptable in terms of residential amenity in accordance with the SPD Design of Housing Development.

The SPD states that “*detached garages should be single storey structures and the eaves height should not normally exceed 2.5 meters from ground level*”. The proposed garage has a pitched roof with a maximum height of 3.75 metres and an eaves height 2.25 metres which is in accordance with the above recommendation. The use of the garage will be conditioned for domestic use only.

Visual Amenity

The street scene consists primarily of detached and semi-detached bungalows. The immediately adjacent properties are bungalows and as such development on this prominent corner site should relate to these adjacent properties. The proposal involves the erection of a detached brick-built bungalow with a pitched roof, which would match the appearance of the adjacent bungalows. The siting of the dwelling is acceptable. The dwelling is set in line with the bungalows to the west.

The existing site is overgrown and appears to have been separated from the existing dwelling (86 Longley Street) by dark fencing, therefore the development of the site for residential purposes will be a significant improvement to visual amenity. Landscaping and boundary treatments are indicated on the submitted site layout and are considered acceptable in terms of visual amenity. The proposal is therefore acceptable in terms of visual amenity and impact upon the street scene in accordance with the SPD Design of Housing Development and policy D1 of the Local Plan.

The SPD states that “*detached garages should relate sympathetically to the main dwelling in style, proportions and external finishes. In most cases, it will not be appropriate for a garage to be sited between the house and the road*”. In this case the garage is sited to the north of the dwelling which is acceptable and is the location of the previous garage. The garage features matching brickwork to the proposed dwelling which is acceptable.

Highway Safety

There will be no impact upon highway safety. The site occupies a corner plot and has boundaries along both Longley Street and Byrne Close, the site also has an existing dropped kerb vehicular access point from each of these two roads. The existing dwelling (86 Longley Street) has a large garden area, and it is proposed for the Longley Street access point to serve the existing dwelling. The proposals also include the provision of two off-street parking spaces for the existing dwelling.

The new dwelling is to be served via the Byrne Road access and the proposals include a parking space on the driveway along with a detached garage. The proposed garage is too small to be counted towards the off-street parking provision (minimum internal dimensions of 6 meters by 3 meters are required for this), however, the proposed bungalow is a two-bedroomed dwelling and as such only requires the provision of one off-street parking space to be in accordance with the Parking SPD. The proposals also include the creation of a new pedestrian access into the site from the Longley Street frontage to serve the new dwelling. It is considered that the proposals do not adversely impact upon the highway and are therefore acceptable from a highways perspective.

Other Matters

There is an offsite tree located in the highway immediately adjacent to the proposed bungalow which slightly overhangs the site, however no tree survey has been provided with this application. The size and location of the tree mean that the rooting area will encroach into the garden area of the property, although the boundary wall will act as a root barrier to a certain extent.

Even without a tree survey, the new dwelling can be constructed without detriment to the tree providing adequate protections are put in place and where required specialist construction techniques are employed. To that end an arboricultural method statement will be required to provide this detail and ensure the tree is safely retained. The highway tree also overhangs the garden area slightly and as such could potentially be subject to periodic maintenance back to the boundary line.

There is also potentially an issue with future pressures on the tree, however with relatively minor pruning back to the boundary this could potentially be avoided. The site itself contains a significant number of shrubs and small trees, however none of these are of a size where they can be considered arboriculturally significant.

Recommendation

Approve with conditions