



PLANNING STATEMENT

**Land at Littleworth Lane, Monk Bretton,
Barnsley, S71 2JR**

CONSTRUCTION OF TWO DETACHED DWELLINGS

Prepared by Graham Northern BSc (Hons), MA, MRTPI
graham@ntplanning.co.uk

Director,
NT Planning Ltd
September 2024





Innovative Development Solutions

1.0 Introduction

- 1.1 This Planning Statement has been prepared by Northern Town Planning (NT Planning Ltd) on behalf of Mr and Mrs Brown (the applicants) to accompany this Planning Application for the erection of two detached dwelling houses.
- 1.2 This statement considers the merits of the proposed development through the relevant planning policies, and site-specific characteristics. It should be read in conjunction with the wider technical submissions. This statement adopts the following structure:
 - The Site and its Surroundings;
 - Background;
 - The Proposed Development;
 - Planning Policy Context;
 - Planning Considerations;
 - Conclusion

2.0 Site Description and Surroundings

- 2.1 The site is located within Monk Bretton, which is earmarked in the Barnsley Local Plan as urban fabric to facilitate considerable growth in both housing and employment generation.
- 2.2 The site lies to the rear of No 44 Littleworth Lane and is accessed through an existing access off Littleworth Lane between Nos 44 and 50 that front the road. The applicants also in addition to having a right over the existing access own the strip of land adjacent the access shown in the red line.
- 2.3 The site has been the subject of a number of planning permissions previously the last in 2012. The Land is not used in connection with any adjoining residential land or properties and this was confirmed in an appeal decision in 2022 reference APP/R4408/C/21/3281077, 3281078 and 3281079 paragraph 2 and 3 of the decision notice.
- 2.4 The immediate locality is depicted by stone and brick built terraced housing to the Littleworth Lane frontage either side of the site access. To the opposite side is a landscaped area that forms a landscape/ open space area to housing which is of a mixture of detached and semi - detached. Rear (west) are open grassed fields and some wooded areas.

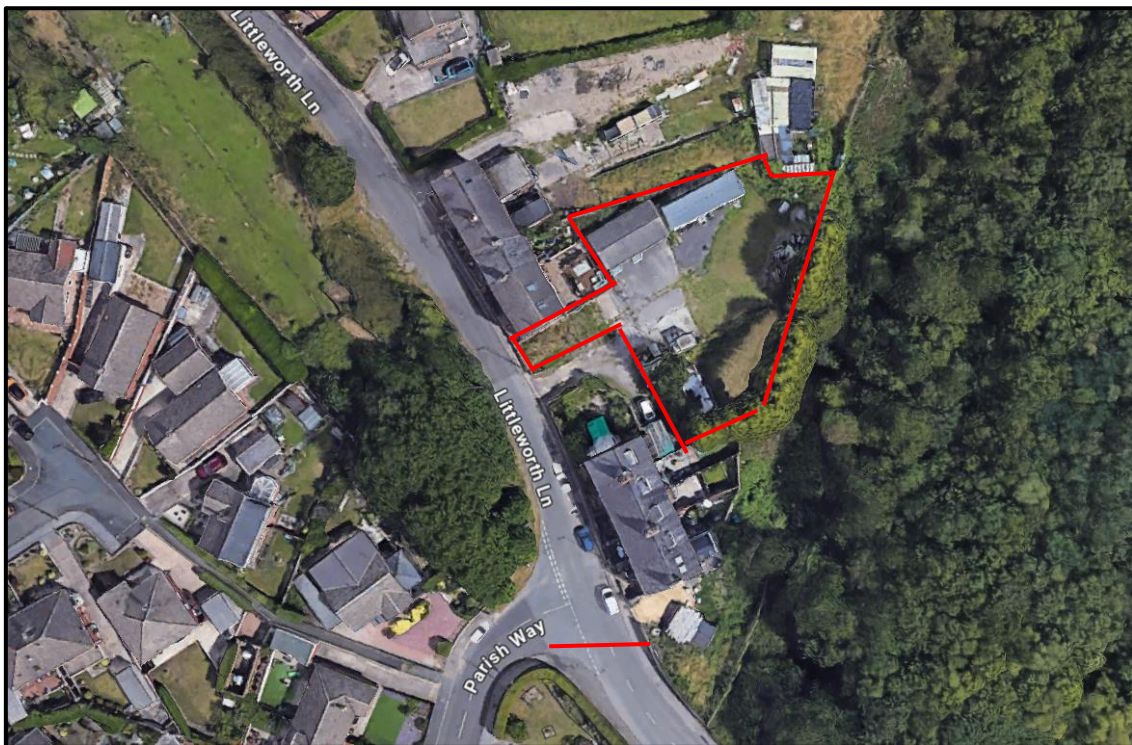


Fig 1: Site location plan (Aerial)

3.0 Background

- 3.1 The site has had several previous permissions for residential development previously which include the following:
2012/0949 - Erection of 2no (1 pair) of semi detached dwellinghouses with detached garages
– Granted 18.10.2012

2008/1717 – Erection of detached bungalow – Granted

- 3.2 The site was subject to enforcement action in 2022 which related to the habitation of a caravan on the site and this was quashed by the Planning Inspectorate under appeal references APP/R4408/C/21/3281077, 3281078 and 3281079. The inspector also stated the land was not part of any of the surrounding dwellings or associated with and was therefore a separate planning unit.

4.0 The Proposed Development

- 4.1 The proposals seeks planning permission for two detached bungalows on the site. The proposals would create a separate independant access which as shown on the plans is 5.5 metres in width.
- 4.2 Plot 1 would be situated in a central position north east (opposite) the access point. The property would be a dormer bungalow with the dormers to the rear only. The front roofslope would be used for solar photo voltaic panels. The property would enjoy ample rear and side amenity space.
- 4.3 Plot 2 would be situated to the southern corner of the site and proposes a single storey bungalow with no accommodation within the roof space. Solar Photovoltaics are proposed to the rear roof slope. The lower eaves section of the roof would be to the front and rear with the gables to the sides.
- 4.4 The area in front of both proposed properties and back of the access provides ample opportunity for vehicles to manoeuvre and turn within the site.
- 4.5 Both properties are 1 bedroom 2 person properties.

5.0 Planning Policy Context

- 5.1 This section sets out the relevant planning policy framework which will be applied upon the proposal. This consists of the National Planning Policy Framework (NPPF) 2019, and the Local planning policy considerations

National Planning policy Framework (NPPF)

- 5.2 National Planning Policy is provided by the National Planning Policy Framework (NPPF). This document sets out the Government's planning policies for England and how these are expected to be applied.
- 5.3 The NPPF reaffirms Section 38 (6) of the Planning and Compulsory Purchase Act 2004 by stating that 'applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise'. In terms of the role of the NPPF within the wider planning system, it 'must be taken into account in preparing the development plan, and is a material consideration in planning decisions.
- 5.4 The National Planning Policy Framework (NPPF3) was published to underpin the Governments approach to planning. Section 2 sets out in 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 compromising the ability of future generations to meet their own needs".

- 5.5 In terms of implementation of the NPPF, the advice of the material weight to be attached to its policies is clearly set out in Annex 1: 'Implementation'. Paragraph 225 states that 'existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight they may be given).
- 5.6 As outlined above, at the heart of the NPPF is a presumption in favour of sustainable development which has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). Paragraph 8 of the NPPF sets out the different objectives;

"An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

- 5.7 Paragraph 9 sets out that these objectives should be delivered through the **“Preparation and implementation of plans and the application of policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area”**.

- 5.8 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise.

- 5.9 The NPPF reaffirms Section 38 (6) of the Planning and Compulsory Purchase Act 2004 by stating in paragraph 11c that for decision-taking this means;

“Approving development proposals that accord with an up-to-date development plan without delay”; and

- 5.10 In the NPPF paragraph 11 (d) it is set out:

“Where there are no relevant development plan policies or the policies which are most important for determining the applications are out of date, granting permission unless:

i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

- 5.11 The proposed development does not engage any of the specific policies set out in footnote 6 to paragraph 11di (e.g. Green Belt, AONB, National Park or Designated Heritage Assets) which indicates development should be restricted.

- 5.12 Section 6 of the Framework relates to Building a strong, competitive economy. Paragraph 85 states that **“planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.”**

- 5.13 Paragraph 123 encourages the effective use of land in way that makes as much use as possible of previously developed or ‘brownfield’ land.

- 5.14 Section 12: Achieving well-designed places’ states the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 131 of the NPPF sets out that **“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.”

- 5.15 Paragraph 135 states planning policies and decisions should ensure that developments will function well, add to the overall quality of the area, visually attractive, sympathetic to the local character and history, establish a strong sense of space and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development.

Development Plan

- 5.16 The Barnsley Local Plan was adopted on the 3rd January 2019 following public consultation and examination by an Independent Planning Inspector. The Local Plan replaced the previous Core Strategy and the saved policies in the Unitary Development Plan as the statutory Development for the Borough covering the period 2014 up to 2033.

Barnsley Local Plan

- 5.17 The Plan sets out the vision and objectives for delivering development over the plan period and seeks to deliver a minimum of 21,546 homes. Paragraph 5.3 sets out the spatial strategy and sets to deliver the majority of development within Urban Barnsley and the Principal Towns.
- 5.18 In terms of the Local Plan the following policies are considered of relevance in terms of the site and the proposals put forward.
- 5.19 **Policy SD1** sets out the presumption in favour of sustainable development. The policy stipulates that the Council will seek to work proactively and positively to resolve matters where practically possible, and seek to secure development that improves the economic, social and environmental conditions.
- 5.20 **Comment:** The proposals make greater and more efficient use of the site providing 2 extra homes within walking distance to services and facilities. The proposals provide bungalows which are in high demand which also have the potential to free up larger family homes as a result of people downsizing in a location which is sustainable.

Policy GD1 is a general good design (GD) principles policy. Not all bullet points apply to every site.

- 5.21 **Policy LG2** sets out the location of growth in the district.
- 5.23 **Comment:** The site is within Urban Fabric and as such is a Council priority for development and sits within tier 1 of the hierarchy.
- 5.22 **Policy H1** sets out that the Plan will seek to achieve the completion of at least 21,536 net additional homes between 2014 and 2033. This equates to a target of 1,134 dwellings per annum over the plan period.
- 5.23 **Policy H2** sets out the Hierarchy of development with Urban Barnsley set to receive 43% of the Boroughs housing with 9070 homes.
- 5.25 **Policy H6** relates to the efficient use of land and housing mix. The policy seeks an appropriate mix of house type, size and tenure, together with a target density of 40 dwellings per hectare

in Urban Barnsley and Principal Towns. However, the policy does facilitate lower densities where they are necessary for character and appearance of the area, need, viability or sustainable design considerations.

- 5.26 **Comment:** The proposals seek to provide 2 new bungalows on the site which is a house type rarely built due to larger 2 and 3 storey properties been more profitable. However, bungalows attract interest from elderly persons and have the potential to free up larger family homes and therefore should be welcomed in this regard. Regard also needs to be had to the fact that smaller sites do not have the capacity to facilitate high densities that are achievable within larger sites that do not have the same constraints. It is therefore considered that a lower density can be facilitated and supported in this instance.
- 5.27 **Policy H7** relates to affordable housing and sets out that developments of 15 or more dwellings will be expected to provide affordable housing.
- 5.28 **Comment:** As the proposals are under 15 dwellings affordable housing is not applicable
- 5.29 **Policy H9** seeks the protection of larger homes and their gardens. The policy states development within the curtilage of larger homes will be resisted where it will adversely impact on the setting of the original dwelling and the size of the remaining garden area.
- 5.30 **Comment:** The site does not form the curtilage of another property and as such this doesn't apply.
- 5.31 **Policy T3** relates to new development and sustainable travel and seeks to promote use of sustainable methods of transport.
- 5.32 **Policy T4** seeks to ensure new development has safe and suitable access for all.
- 5.33 **Policy D1** seeks to promote high quality design and placemaking.
- 5.34 **Policy CC2** relates to sustainable design and construction. It sets out that development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction.
- 5.35 **Policy CC4** relates to SUDs.

Supplementary Planning Documents (SPDs)

- 5.36 The following SPDs are relevant to this application:

- **Design of Housing Development**
- **Parking**

Other policies

- 5.37 Self-build and Custom Housebuilding Act 2015 (as amended)
- 5.38 Self-build and Custom Housebuilding Regulations 2016.

6.0 Planning Considerations

- 6.1 This section of the statement identifies the main planning considerations and provides an assessment of the planning merits of the site in support of the proposed development.

Principle of Development

- 6.2 The site is located in a Housing Area within Urban Barnsley Tier 1 settlement under the hierarchy. The Plan highlights that the majority of housing across the plan period will be delivered in tier 1 Urban Barnsley and tier 2 Principal Town settlements. As such the principle of residential development in this location is considered acceptable.
- 6.3 The Plan sets out a hierarchy of development, in which it is stated that a further 9070 dwellings in Urban Barnsley over the plan period (43% total).

Housing Mix and Density

- 6.4 Policy H6 relates to mix and density and seeks to secure a density of 40 dwellings per hectare within tier one and two settlements. The policy does allow for lower densities however and clearly in this instance there is an increase in density from 0 dwelling to 2 which results in a development that fits better with the existing spacing and grain of development in the area, whilst also accepting the open fields to the rear of the site by having a lesser dense scheme. The area is of varied density with terrace housing to the front of the site then a more suburban housing estate opposite with both detached and semi detached properties prevalent. Given the variety and site characteristics and previous permissions the scheme is considered of acceptable density.
- 6.5 It should also be recognised that smaller redevelopment sites less than 10 houses will struggle to deliver high densities in comparison to larger sites where constraints are less.
- 6.6 The site also sits back of the existing terraces and as such single storey properties are less imposing and will result in very little change to the main street scene.

Design and Layout

- 6.7 The Framework and Local Plan outline the importance to design of the built environment. Good design is a key component of sustainable development and should contribute to positively making places better for people.

Layout

- 6.9 The layout maximises the use of the infill site that has had previous residential permissions but has not been developed through a variety of reasons. The proposals seek to provide two new homes in the form of smaller 1 bedroom bungalows whilst retaining the plot characteristics of the existing street scene and maintaining the existing street pattern and orientation.
- 6.10 The proposals afford sufficient separation distance to existing dwellings in order to meet the Councils standards, as well as each new property having sufficient garden area and length to accord with the parameters within the Councils Designing New housing SPD.

- 6.11 A number of existing trees i.e. the conifers are retained and additional replacement planting and boundary treatments are proposed to formalise the plots and the layout and protect amenity.

Design

- 6.12 In line with planning policy and general good design principles the proposals have been designed to introduce features from the street scene which include traditional pitched slate roofs, and render wall detailing.
- 6.13 The single storey form of the proposals gives the development a courtyard feel with the two storey dwellings to the road frontage being prominent and the proposals being of a lesser height and scale as to not compete with the street frontage.

Amenity

- 6.14 The properties are considered in excess of internal spacing requirements and considered to meet requirements in terms of separation distances and amenity space and as such are in our view considered to meet the requirements of the Councils SPD Designing Housing Development.
- 6.15 Plot 1 is situated opposing the access so that it faces directly towards the street scene offering surveillance down the access and given views of the property from between the terraced dwellings which sit on the street frontage.
- 6.16 Plot 2 is to the southern corner and fronts onto the access manoeuvring area which will be effectively a shared courtyard. This property is single storey with no accommodation within the roof.
- 6.17 Both dwellings have ample amenity space to the rear and sides, bin stores are provided and sufficient space is apparent for parking of vehicles.

Trees/ Landscaping

- 6.18 A tree survey is provided within the submission documents which assesses the conifer trees present on site however these are to be retained and reduced in size.
- 6.19 The report outlines tree protection measures to ensure retained trees are not damaged during construction.
- 6.20 Overall, it is considered that the proposals do not result in any significant impact to any trees worthy of retention.

Flood Risk and Drainage

- 6.21 The application site is located within Flood Zone 1 and is therefore considered of low risk from flooding and sequentially preferable in flood risk terms.
- 6.22 As the site is located within Flood Zone 1 and is less than one hectare, no flood risk assessment is required with the application.

Access and Parking

- 6.23 Access is utilised from the exiting location and forms a private drive into the site forming a an internal courtyard of sufficient size for cars to turn and leave the site in a forward gear.
- 6.24 Each property can facilitate off street parking spaces, with sufficient space apparent for visitor parking in front of the dwellings.
- 6.25 The proposals as such are considered to provide safe and suitable access, as well as meeting the Councils requirements in terms of parking provision.

Presumption in Favour of Sustainable Development

- 6.26 National Planning Policy requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The Framework is a material consideration in planning decisions.
- 6.27 Policy SD1 outlines the Local plan presumption in favour of Sustainable Development with Council working proactively to support proposals which improves economic, social and environmental criteria.
- 6.28 The presumption in favour of sustainable development therefore applies. For decision taking the presumption in favour of sustainable development means: approving development proposals that accord with the development plan without delay.
- 6.29 This section will demonstrate that the development offers substantial benefits, not least the contribution it will make to the Council's housing supply, delivery of 2 homes, more efficient use of land, and the visual enhancement of the site and high-quality design presented.

Accessibility

- 6.30 The site lies 2.4 km from the centre of Barnsley and 800 metres from the centre of Monk Bretton itself and as such is within easy commuter distance and walk distance of a number of services and facilities.

Bus services

- 6.31 The nearest bus stop is situated on Cross Street/ Burton Road some 450 metres from the site and offers service Nos 57 and 59 with regular services 4 per hour to Wakefield via Royston one way and Barnsley from the opposite side.

Train

- 6.32 The site lies 2.4 Km from Barnsley train station where regular services run to Leeds, Sheffield and Huddersfield.

Schools

- 6.33 The site is within 500 metre walk down Littleworth Lane of Outwood Primary Academy school.

Doctors

- 6.34 Lundwood health Centre Centre is located 750 metres from the site and other facilities are within 1km.

Convenience store/ Supermarkets

- 6.35 The nearest store is a one stop store on Pontefract Road Lundwood approximately 700 metres from the site. And other stores and takeaways are located within proximity of this store.

Recreation/ Sport

- 6.36 1km to the south west of the site lies Dearne Valley Country Park which offer opportunity for sport and recreation.

Summary

- 6.37 The location is as such highly sustainable and residents could live within the proposals without the need to use private vehicles.
- 6.38 Other benefits include the development using modern building methods to improve energy efficiency, as well as the creation of 2 new homes to the Borough.
- 6.39 The above illustrates that the development is highly accessible by non-car modes of transport for visitors to, and residents of, the development by virtue of the close proximity to public transport routes and the Town centre itself. The accessibility of the site and the lack of reliance on private vehicles significantly improves the Economic, Social and Environmental merits of the proposals in line with Policy SD1 of the Local Plan.

Self Build

- 6.40 Central Government has been consistent in seeking to boost the supply of Self-Build and Custom Housebuilding from as far back as the 2011 Housing Strategy for England and it is clear that there is national demand for this type of housing. More recently funding has been announced by the Government to support the growth of this sector through 'Help to Build' and the Bacon Review has set out a series of recommendations to Government including changes to the NPPF.
- 6.41 The requirement to deliver Self-Build and Custom Build homes is now enshrined in national policy through both the NPPF and the PPG with the latter recommending that local authorities undertake a robust assessment of demand utilising secondary data sources.
- 6.42 Local authorities are statutorily required to address this demand through granting sufficient development consents to meet the demand for Self-Build and Custom Housebuilding arising from their Self-Build Register within their administrative area.
- 6.43 The definition set out in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 states that a self-build or custom housebuilding is a development for completion by:

- (a) individuals,
- (b) associations of individuals, or
- (c) persons working with or for individuals or associations of individuals,

- 6.44 The applicant and a relative of theirs are registered on the self-build register as individuals and as such meet the above requirement.
- 6.45 The application is submitted as a pair of self-build dwellings. Despite the Self-Build and Custom Housebuilding Act (as amended), the NPPF and the Self-Build and Custom Housebuilding section of the PPG, there are no specific policies within the Local Plan relating to self or custom build housing.
- 6.46 As required by the Self-build and Custom Housebuilding Act 2015, Barnsley metropolitan Borough Council maintains a register of people who are seeking to acquire self-build plots. It should be noted that the applicant is included on the self-build register. The Council is required to permit self-build schemes to ensure that this demand is met.

Annual Monitoring report Self Build register data

- 6.47 As at 30th October 2021 there were 73 people on our Local Self-build Register.
- 6.48 As at 30 October 2022 there were 91 people on our Local Self-Build Register, and 103 people at 30 October 2023.
- 6.49 Based on the size of the register there is clearly a shortfall in delivery and demand is increasing every year to deliver self-build housing as such given the applicants already own this site, the Council is asked to support this scheme to deliver two new self-build homes.

7.0 Conclusion

- 7.1 This Planning Statement has been prepared by Northern Town Planning (NT Planning Ltd) on behalf of Mr and Mrs Brown (the applicants) to accompany this Planning Application for the erection of two detached self-build bungalows.
- 7.2 This Statement has provided an analysis of the site context including its location and physical characteristics, as well as the relevant national and local planning policy, and assesses the compliance of the proposal within this context. The key driver behind the proposals is to make more efficient use of the site and create a development with a strong sense of place and design that reflects the local identity.
- 7.3 The proposals present a development which contributes 2 additional homes to the Borough, and additionally provide bungalows which are highly sought after and seek to achieve the Council's aims of freeing up larger homes by providing bungalows for more elderly generations that can downsize accordingly.
- 7.5 Within the above statement we have outlined the sustainability of the site's location close to the centre of Monk Bretton as well as Barnsley Town centre which provides very good facilities and services within walking distance. As such there should be a presumption in favour of the development which contributes additional housing stock to the Barnsley housing supply.
- 7.6 It is concluded that the development proposal represents a sustainable form of development that will contribute to the demand for housing in Barnsley. In particular, it will benefit from the following merits;
- Sustainable within settlement location, close to services/ facilities
 - Design, materials and landscaping are reflective of the area's character
 - Job creation from the construction phase and additional benefit from the spending from additional families in the locality.
 - Visual enhancement to the street scene.
 - 2 additional self build homes
 - The design is of a traditional and contemporary nature whilst utilising natural materials which take account of the character of the surrounding built form.
- 7.7 It is our opinion there is no conflict with the adopted Local Plan when read as a whole. Support for the proposals can be found in a raft of Plan policies including,
- SD1 – the development represents sustainable development.
 - LG2 – the development is located in a location for growth.
 - H1 and H2 – the development delivers on time to meet the Plan's housing delivery aims.
 - H6 – The proposals make more efficient use of the site
- 7.8 The proposals meet all relevant spacing and separation standards and present a design which is compatible with the existing locality and of high quality. As such we consider the proposals both local and national planning policy compliant.



Innovative Development Solutions

- 7.9 In light of the above, it is requested that planning permission be granted for the proposed development