

---

**2023/0193**

Agent: Mr C Brook

Description: Erection of 2no. dwellings and associated works

1 Unwin Crescent, Penistone, Sheffield, S36 6EG

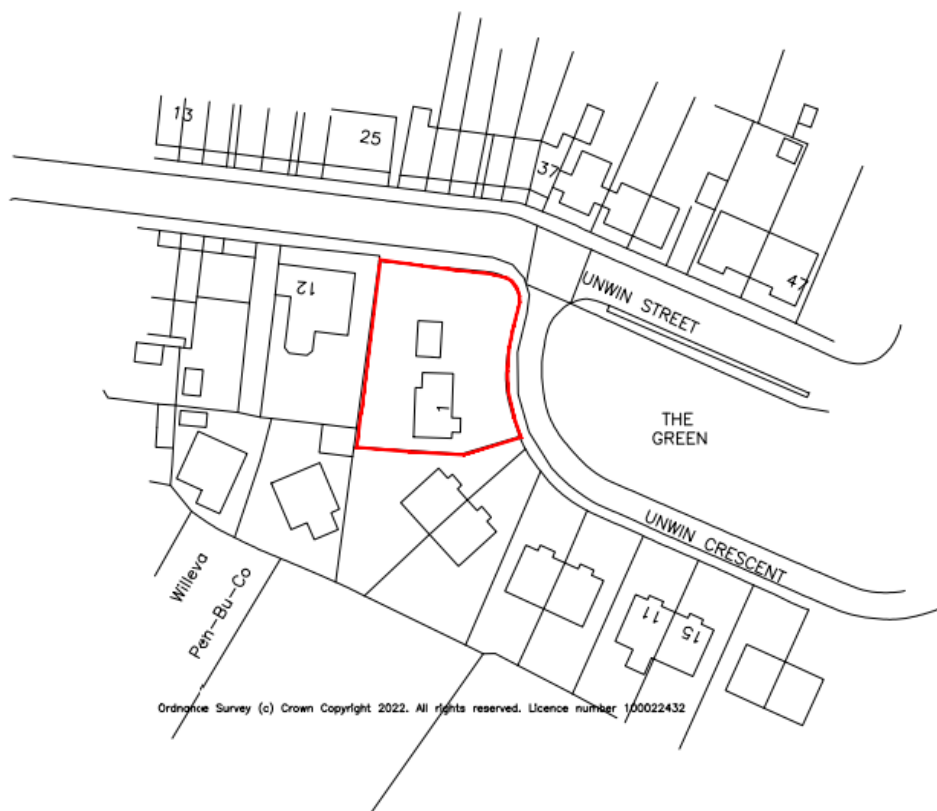
---

### Site Description

The proposed development site comprises the grounds of 1 Unwin Crescent, which is an underused parcel of land within the curtilage of 1 Unwin Crescent. At present, the site encompasses a large, detached dwelling, garage with driveway, greenhouse, shed and a large area of lawn. The current access is from Unwin Street with a separate pedestrian access from Unwin Crescent. Unwin Street 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.

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.

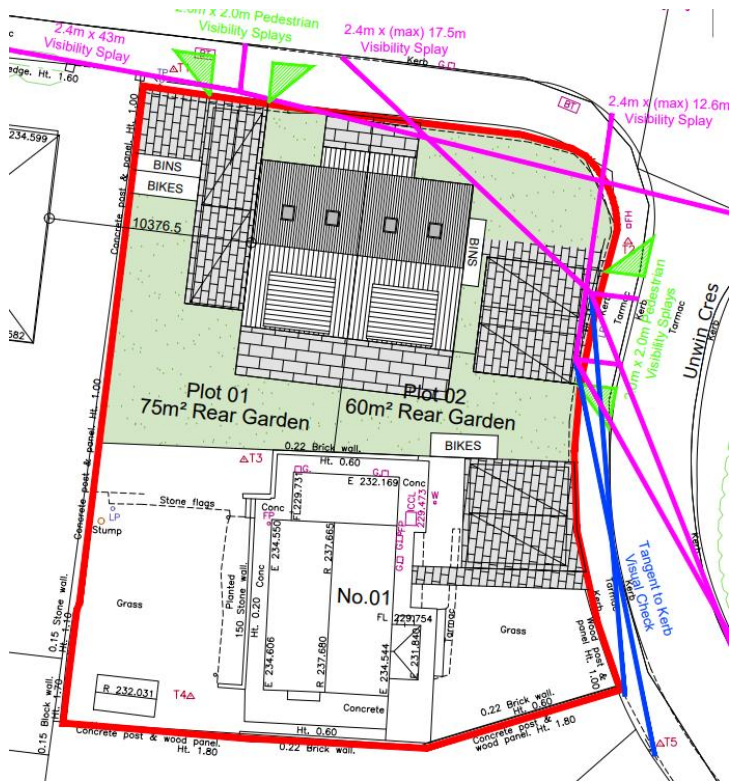
The Site is located within Penistone, classified as a Principal town, and is characterised as a large rural settlement. The dwelling is located just outside of the Penistone Conservation Area.



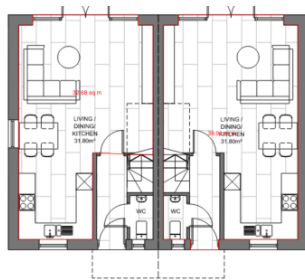
*Site Location Plan*

## Proposed Development

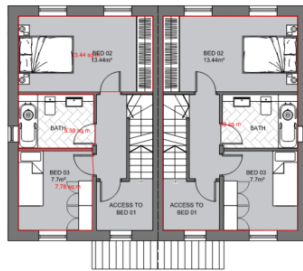
This application seeks full planning permission for the development of 2 no semi-detached dwellings. The properties will be two storeys in height and will front onto Unwin Street.



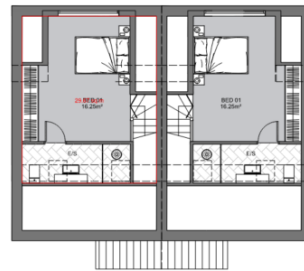
## Proposed Site Plan



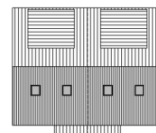
PROPOSED GROUND FLOOR PLAN  
SCALE 1:100  
AREA 38.50m²



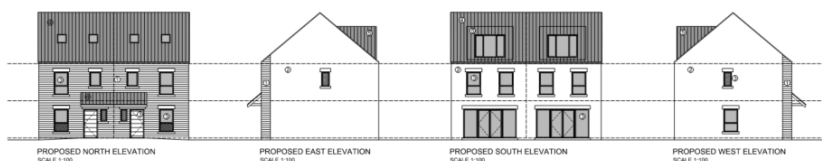
PROPOSED FIRST FLOOR PLAN  
SCALE 1:100  
AREA 38.50m²



PROPOSED SECOND FLOOR PLAN  
SCALE 1:100  
AREA 25.50m²



PROPOSED ROOF PLAN  
SCALE 1:100  
TOTAL AREA 102.50m²



PROPOSED NORTH ELEVATION  
SCALE 1:100

PROPOSED EAST ELEVATION  
SCALE 1:100

PROPOSED SOUTH ELEVATION  
SCALE 1:100

PROPOSED WEST ELEVATION  
SCALE 1:100

MATERIALS KEY  
1. COURSED STONE  
2. BRICK  
3. GREY UPVC WINDOWS  
4. GREY ROOFPLATES  
5. GREY CLADDING

|                               |            |
|-------------------------------|------------|
| <b>CODA Bespoke</b>           |            |
| Stafford - Manchester         |            |
| www.codabespoke.co.uk         |            |
| 0174 274000                   |            |
| info@codabespoke.co.uk        |            |
| Planning Development          |            |
| Unwin Crescent                |            |
| Proposed Plans and Elevations |            |
| DATE                          | 15/03/2024 |
| BY                            | 15/03/2024 |
| REVISION                      | 15/03/2024 |
| PLANING                       |            |

## Proposed Plans and Elevations

The dwellings will measure 9.3m in maximum height with a dual pitch roof with eaves of 5.67m. To the front elevation there will be a front door with a lean-to canopy, multiple windows and roof lights. To the east elevation there will be a single window at first floor, whilst to the west there will be windows at both ground and first floor. To the rear elevation there will be a set of bi-fold doors at ground floor, two windows at first floor and a flat roof dormer at second floor.

Internally, the dwellings will have a combined kitchen/dining/living room at ground floor, two bedrooms and a bathroom at first floor and an additional bedroom at second floor.

Each dwelling will be served by two parking spaces, in addition to 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. Each dwelling will also be served by an area of private amenity space.

The submitted planning statement states the development will aim to complement the adjacent Penistone Conservation Area. The proposed dwellings have been designed in sympathetic contemporary aesthetic that reinterprets characteristics seen in the nearby Conservation Area, including complementary building materials. The dwellings will therefore be constructed from natural stone finish to the front, red brick to the side and rear elevations, grey UPVC windows and doors, and grey Marley concrete roof tiles.

## **History**

2022/0845- Erection of 2no. dwellings and associated works. Withdrawn

B/04/0781/PU – Erection of conservatory extension to dwelling- Refused

## **Policy Context**

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022.

The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

SD1 'Presumption in Favour of Sustainable Development'.

GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.

LG2 'The Location of Growth'

H1 'The Number of New Homes to be Built' sets the target of new homes for the plan period 2014 to 2033 at 21,546

H2 'Distribution of New Homes'

H4 'Residential Development on Small non-allocated sites' will be allowed where the proposal complies with other relevant policies in the plan.

T3 'New Development and Sustainable Travel'.

T4 'New Development and Transport Safety'

D1 'High Quality Design and Place Making'

HE1 'The Historic Environment'

GS2 'Green Ways and Public Rights of Way' seeks to protect rights of way from development.

BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.

CC1 'Climate Change'

CC3 'Flood Risk'

Poll1 'Pollution Control and Protection'

#### SPD's

-Design of Housing Development

-Parking

-Biodiversity and Geodiversity

#### Other

South Yorkshire Residential Design Guide

#### NPPE

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise.

#### **Consultations**

Conservation Officer- Design and Access statement is identical to withdrawn application (2022/0845). Comments remain the same including point to secure better quality materials to protect the setting of the conservation area.

Highway Drainage- Details are sufficient and no further observations. Details can be checked by building control.

Highways DC- No objection subject to conditions.

Penistone Town Council- No comments received.

Pollution Control- No comment received.

South Yorkshire Mining Advisory Service- Coal Authorities Standing Advice will be applicable within the decision notice.

Ward Councillors- No comments received.

Yorkshire Water- Conditions to protect the local aquatic environment and Yorkshire Water infrastructure recommended.

## **Representations**

The application was publicised by neighbour notification to 15 properties and a site notice was displayed at site. Five objections were received which are summarised as follows:

- Impact on enjoyment of home
- Loss of view, light and privacy
- Depreciation in house value
- Impact on appearance of street
- Impact on highway safety
- Increased accidents due to extra traffic.
- Neighbour notification letters less than previous application.
- Support application if the dropped curb on Unwin Street is raised when the new dropped curb is installed.
- Construction traffic needs to be properly regulated.
- Residents should be notified when street would be blocked.
- Materials have arrived on site prior to planning permission being granted.

## **Assessment**

### **Principle of development**

The area is predominantly residential in use. The application site is located in the Urban Fabric with no specific allocation. The Urban Fabric is an allocation that acknowledges that land has previously been developed and is capable of being redeveloped on the basis that the scale, type, appearance, layout and landscaping of development accord with the predominant use of the area. As such, development in land allocated as Urban Fabric is generally seen as acceptable where these planning factors satisfy the requirements of the visual and residential amenity section below.

One policy of importance is Policy H9- Protection of Existing Larger Dwellings that states 'development within the curtilage of existing larger dwellings will be resisted where it will have an adverse impact on the setting of the original dwellings, and the size of the remaining garden area'.

Whilst it is proposed to construct two dwellings within the existing garden area of 1 Unwin Crescent, there will still be adequate rear private amenity space above and beyond what is required and further the below section of this report on residential amenity demonstrates that the new dwellings will not unduly affect the setting of the original dwelling.

The proposal is therefore in accordance with the development plan in land use planning policy terms and is acceptable in principle subject to other material considerations as discussed in the below section of the report.

### **Visual Amenity and Conservation**

The dwellings are considered to be modern additions to the area, being of an appropriate scale and constructed from materials that would complement the locality and adjacent Conservation Area.

Whilst they are forward of the dwellings on Unwin Crescent, they would not appear out of place as they would not be forward of the building line of dwellings located on Unwin Street.

Taking the above into consideration, the proposal is considered to be acceptable in terms of visual amenity in accordance with policy D1 of the Local Plan.

The Penistone Conservation Area boundary is immediately adjacent to the proposed site and runs along Unwin Street with properties on the northern side of this being within. The proposal plot itself is outside the area but there is a clear and obvious relationship that will exist between the principal elevation and the properties over the road and as such the setting of the dwellings is of importance.

The conservation area itself is predominated by stone-built buildings with Welsh slate roofs. Overall, buildings are not highly decorative and exhibit a typically robust but simple Pennine vernacular style. The conservation areas properties on Unwin Street itself were constructed sometime between 1897 and 1903. They are mainly stone built with simple split face square coursing, Welsh slate roofs, numerous extant stacks and heavy stone heads and cills all being in evidence. To the west of the plot is a stone-built bungalow (probably inter war in date) that has a pyramidal roof with a small, hipped offshoot to the west. Number 1 Unwin Crescent is a modern late C20 two storey dwelling in red brick (likely B/93/1060/PU) but the existing pebble dashed garage is earlier (B/74/0516/PU). Both 1 Unwin Crescent and the garage are of little merit to the setting of the conservation area.

It is considered that the proposed dwellings are acceptable as they roughly follow design precedents in the area including that of the conservation area. As well as Victorian terraces the conservation area includes semis and smaller blocks of terraces with of a similar scale and massing with canopies to the front elevation. Flat shed roofed dormers are less typical but do exist in the conservation area as retrofit items.

The Conservation Officer has no objections to the development; however, it has been suggested the stone should be used for the front/ principle northern elevation and probably the rear. A red brick to the secondary side elevations would be acceptable as this can be seen elsewhere in Victorian properties within the conservation area. Window openings should include sawn stone heads and cills and the units themselves should be rebated from the front face of the walls. Further, to the roof a genuine blue slate, or a good quality thin and riven artificial slate has been suggested and the rooflights to the front roof slope should be conservation specific, being low in profile, decorated black with a single vertical divider. All of the above can be agreed by condition which would ensure the development is acceptable and would help preserve and enhance the adjacent Conservation Area in accordance with Local Plan Policy HE1.

### **Residential Amenity**

The Design of Housing Development Supplementary Planning Document (SPD) states that in order to ensure adequate levels of privacy are provided/ maintained, it is necessary to ensure residential development does not result in unacceptable levels of overshadowing or loss of outlook and, in order to provide adequate amenity space, development will usually be expected to comply with the external spacing standards.

The front elevation of the dwellings faces onto Unwin Street. There are terraced properties opposite the site at a distance of approximately 15.4m which would over exceed the standard of 12m that the Design of Housing Development Supplementary Planning Document (SPD) requires where front elevations of dwellings face the road.

To the east of the site is green space whilst to the west of the site is 12 Unwin Street. This property is approximately 10.6m from the east elevation of the proposed dwellings. This east elevation has one window at first floor however this will be serving a bathroom therefore separation distances in regard to habitable rooms do not need to be taken into consideration.

1 Unwin Crescent will be facing onto the rear elevation of the properties at a distance of approximately 6.71m. There is a window at first floor however this serves a bathroom which is non habitable and a plan has been submitted to state that the window could be obscure glazed. As such there is no issue through overlooking to this elevation.

Whilst the impression from within the site is that the site is small, the plans demonstrate that the proposal complies with the guidelines in the SPD regarding the relevant standards with regards to separation distances that should be safeguarded to existing dwellings. The proposals are therefore considered acceptable in residential amenity terms.

### **Amenity of future occupiers**

The South Yorkshire Residential Design Guide states that all new dwellings should be fit for purpose in terms of internal layout, dimensions and space standards and should achieve the internal spacing standards.

A three- bedroom dwelling is expected to provide 77sqm of internal space. From measuring the proposed plans, the dwelling would provide approximately 103sqm of internal space and would also meet the space standards regarding individual rooms.

In terms of living conditions for future occupiers, all habitable rooms are served by a window of adequate size and the living area is served by double doors, allowing for adequate light to enter the property. The bedrooms will all be single aspect and whilst it would be preferred for these to be dual aspect to allow for solar gain and cross ventilation, the windows to the front elevation are south facing windows and would receive the most light in terms of orientation. Other windows to other orientations are also large and would receive a good amount of light and as such on balance would be acceptable. It is also considered that the outlook of the bedrooms would be acceptable, looking onto the proposed rear garden of the property or onto the street.

The South Yorkshire Residential Design Guide states that back gardens of houses should be appropriate to the size of the property, its orientation and likely number of inhabitants. In the case of a three-bedroom bungalow, rear gardens should be 60sqm. The proposed dwellings are both served by rear gardens of a substantial size which meet the standard and as such are acceptable.

### **Highway Safety**

The proposed dwellings would be set within the existing garden of no. 1 Unwin Crescent. Both Unwin Street and Unwin Crescent are adopted highway, but Unwin Crescent is not design to modern standards with the carriageway measuring only 4.3m in width.

Amended plans were received to support the application. Bike and bin stores have now been shown at each property and revisions were made to the visibility splays in response to comments previously made by the highways department. The latest site plan is deemed to be acceptable from the perspective of highway safety subject to conditions regarding parking facilities, pedestrian visibility splays and boundary treatments.

### **Drainage**

Colleagues in Drainage have been consulted on the proposal and have confirmed that the details provided are sufficient and there are no further observations to make with respect to land drainage. Standard relevant conditions in regard to drainage shall be attached to any forthcoming decision notice.

### **Other Matters**

Five objections were received from neighbouring properties. It is considered the report has adequately addressed why the proposal is acceptable and how it accords with policy in this instance.

### **Recommendation**

**Grant**