

2021/0705

Mr Thomas and Mr Kurtis Keating

Erection of single storey detached bungalow with associated ancillary garage/outbuilding

Land to the side and rear of 64 and 66 Middlecliffe Lane, Little Houghton, Barnsley, S72 0HW

Background

(Adjacent property – Wistow Lodge)

2008/0257 – Erection of bungalow (Outline) – Approved with conditions

2008/1528 - Erection of detached dormer bungalow with detached garage, tack room, food store and stable – Approved with conditions

Description

The site is an area of land situated to the side/rear of number 64 and 66 Middlecliffe Lane, Little Houghton. The site is surrounded by other residential dwellings including numbers 64 and 66 Middlecliffe Lane to the south, Apple, Pear and Cherry Tree Cottages to the west, the Manor House to the north and Wistow Lodge to the east.

The site is accessed via a field gate between number 66 and Dovecote House and is part hardstanding and with overgrown grassed areas. At the time of the site visit, the site was overgrown and there was a tractor and trailer parked on the land and various agricultural implements. There is no established planning use of the site.

As part of the above planning applications, the access to the adjacent property known as Wistow Lodge ran through the site, however Wistow Lodge has a further access to the north which now appears to be the main access to this dwelling.





Proposed Development

The application proposes the erection of a detached stone built bungalow and garage. The dwelling is specifically designed for this plot with a small front projecting gable and does not include rooms within the roofspace. The garage has been amended during the course of the application, with its siting and size amended. The internal layout of the bungalow has also been amended which includes the relocation of the bedroom window to the west elevation to the north elevation and its replacement with a bathroom window, in order to avoid any overlooking impact to the adjacent properties.

A cross section plan has been submitted with the application and shows that the land level will be slightly raised – up to a maximum of 0.5m in order to provide sufficient drainage on the site due to the location of the existing foul drain.

FRONT ELEVATION

FACING NEW BUNGALOW

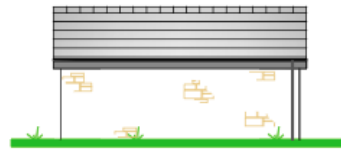
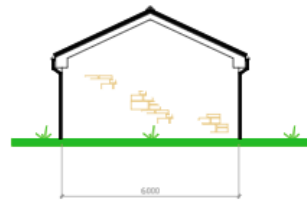


SIDE ELEVATION

FACING THE MANOR HOUSE

SIDE ELEVATION

FACING REAR OF 64 & 66 MIDDLECLIFFE LANE

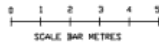
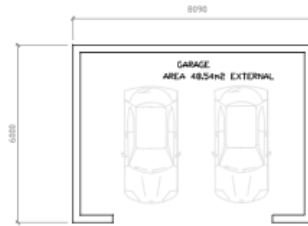


REAR ELEVATION

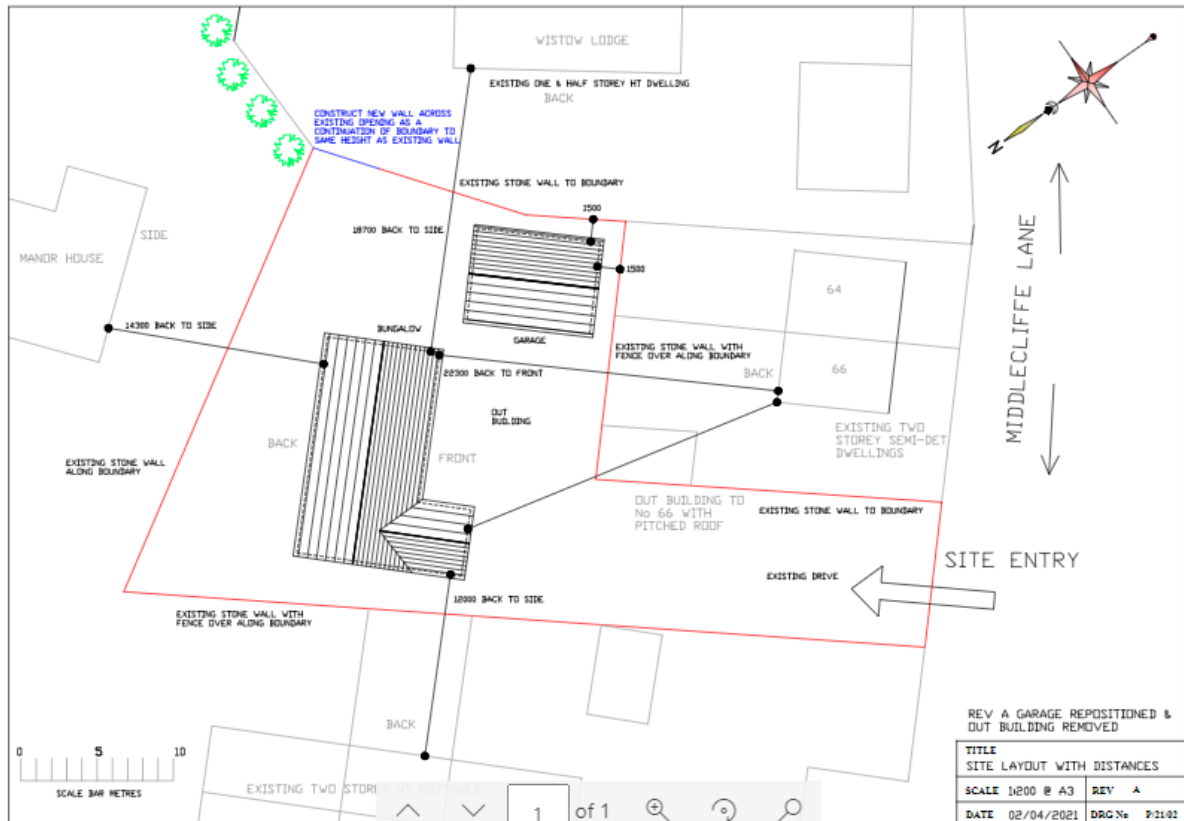
FACING WISTOV LODGE

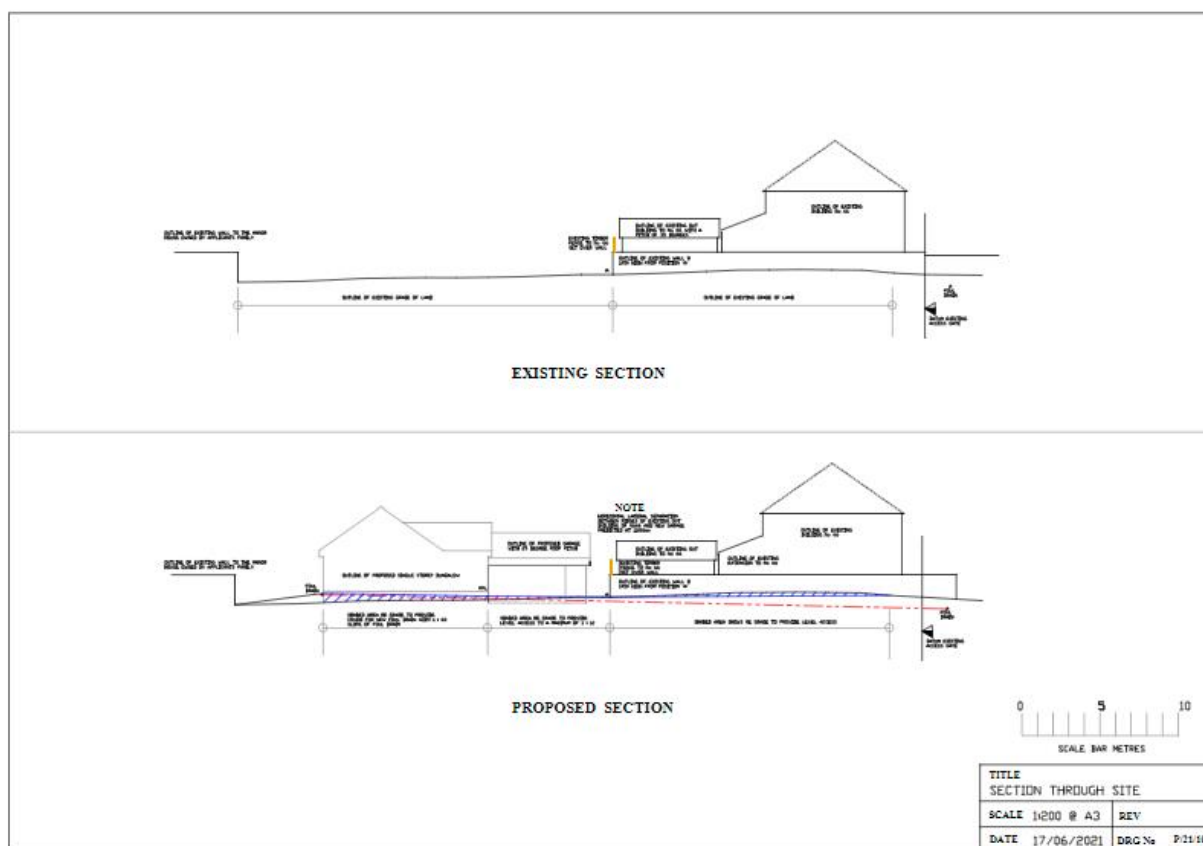
GENERAL NOTES

ROOF TO BE MARLEY MODERN INTERLOCKING CONCRETE
TILES IN GREY
COURSED SQUARE SANDSTONE TO ALL ELEVATIONS
MAIN GARAGE DOOR TO BE ROLLER SHUTTER OR UP AND OVER
ALL FASCIAS, SOFFITS & BARGE BOARDS TO BE MAINTENANCE FREE
UPVC IN GREY
ALL GUTTERS AND DOWNPIPES TO BE IN BLACK PLASTIC



REVISION A OUTBUILDING REMOVED			
TITLE PROPOSED ELEVATIONS & FLOOR LAYOUT (GARAGE)			
SCALE	1:200 @ A3	REV	A
DATE	02/04/2021	DRG No	P/21/05





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 new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

The site is located within Little Houghton which is identified as a village in the settlement hierarchy. The Local Plan states that: 'Villages vary in size from larger villages to small hamlets but are generally characterised by a more limited range of services and public transport compared with Urban Barnsley and the Principal Towns. Some are close to nearby towns, others are washed over by Green Belt or inset from the Green Belt. Some limited development is identified in these villages.'

Site Allocation: Urban Fabric

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' states 4% of new homes to be built in areas outside the Principle Towns and Urban Barnsley. In addition, a windfall allowance of 200 has been assumed within the villages.

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'

Poll1 'Pollution Control and Protection'

SPD's

-Design of Housing Development

Other

South Yorkshire Residential Design Guide

NPPF

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

Air Quality: No objections subject to EVCP being secured

Drainage: No objections, details to be checked by Building Control

Highways: No objections subject to conditions

Pollution Control: No objections, subject to conditions

Ward Councillors: No comments received

Yorkshire Water: No comments received

Representations

6 Objections have been received which raise the following concerns:-

- Overlooking impact from windows and loss of privacy to home
- Loss of light
- Overbearing impact

- Overshadowing of home and garden from proposed garage
- Concerns with regard to raising the land
- Loss of outlook
- Concerns regarding siting of proposed garage
- Overlooking of proposed bungalow from two storey dwellings
- The planning statement contains inaccuracies
- Previous planning applications have not been included within the planning statement
- Concerns regarding design of garage and large areas of hard paving
- Suggested changes for siting and design
- Concerns raised regarding potential position of solar panels
- Permitted development rights should be removed
- Neighbouring properties would be hemmed in by development
- Impact on value of home
- Further possible development by the applicant on adjacent land and possible future extensions to the dwelling
- Loss of view

2 comments have stated that they do not object to the development of the site as 'the land has been used as a builder's yard and has stored a variety of old waste and new building products as well as building machinery scaffold and agricultural machinery' and 'unsightly, overgrown and used to store farm machinery' however have raised concerns with regard to the scheme put forward.

Assessment

Principle of Development

The site is allocated as urban fabric and located within the village of Little Houghton. Local Plan Policy H4 supports residential development on small non allocated sites where they comply with other policies within the Local Plan. The application is assessed on this basis below:

Residential Amenity

The proposal is backland development and the SPD sets various criteria on how this is assessed and where it can be appropriate, including where there is an existing use on the land and residential development would benefit amenity and the character and appearance of the locality.

The site is located behind Nos 64 and 66 Middlecliffe Lane and the residents state that the site has been used for the storage of farm machinery for many years and is an eyesore. The removal of this machinery and tidying up of this vacant land would be a benefit to local amenity. The development would represent backland development, however there is an existing access in place which runs between Nos 64 and 66 Middlecliffe Lane and previously provided access to Wistow Lodge to the east. As such there is already an established use of this access and activity associated with the land. It is therefore clear that the access and use of the land is not solely residential and it is considered that the benefit of redeveloping the site for one single dwelling would outweigh the harm associated with backland development.

The layout of the proposed dwelling is constrained by the shape of the site and access and turning requirements. The applicant is proposing a bungalow accessed by a drive running between number 66 and Dovecote House. The house is designed as an L-shape with a detached double garage set to the south western corner of the site. The location of the garage has been amended and size of the garage has been reduced due to concerns raised by the

occupiers of numbers 64 and 66 Middlecliffe Lane. The garage is now set approx. 12m from the rear elevation of these dwellings which is acceptable and would not cause any significant overshadowing or overbearing impact, given that this is a relatively small structure. A further consultation was carried out following the amended plans however no further comments have been received from these properties.

The internal layout of the bungalow has also been amended which includes the relocation of the bedroom window from the west elevation to the north elevation and its replacement with a bathroom window, in order to avoid any overlooking impact to the properties to the west. When assessed against the separation distances set within the SPD the proposal meets the 21m separation distance required from habitable room windows of the proposed dwelling to other existing dwellings, therefore privacy should be maintained to a reasonable degree. In terms of any overbearing/overshadowing impact, the proposed dwelling is single storey and is sited almost centrally within the site in order to reduce any impact upon the surrounding properties. The SPD states that 'proposed walls without habitable room windows (usually side elevations) should be at least 12 metres from original habitable room windows. Where the proposed dwelling is more than two storeys in height (excluding rooms in the roofspace).' The separation distance to the properties to the west is 12m from the side wall of the proposed dwelling to the windows of the adjacent dwellings to the west. One of the properties known as Pear Tree Cottage has been extended to the rear so the distance is reduced to approx. 9m from the rear of this dwelling, however the SPD relates to two storey dwellings and it is felt that a reduced measurement can be accepted in this case, given that the building is single storey. In addition, the building's position in relation to the path of the sun would mean that there would not be a significant loss of light to this dwellings which would warrant a refusal of planning permission on this basis.

The proposal has been assessed against the standards set within the SPD and it is considered that the proposal would comply with Local Plan Policy D1 and the accompanying Design of New Housing SPD in relation to residential amenity.

Visual Amenity

The proposed dwelling would be constructed of high quality materials to match the adjacent stone built dwellings. The design of the dwelling put forward is simple and would fit in well with the adjacent properties. The development of the site would tidy up this area of land and would also be of benefit to the visual amenity of the area. The proposal is acceptable in terms of design and visual amenity in accordance with Local Plan policy D1.

Highways

Highways Officers have no objection to the proposal subject to conditions, as this is an existing access with adequate visibility. The site allows for the safe parking and turning of vehicles used in association with one dwelling. The proposal is acceptable in terms of highway safety.

Recommendation

Approve with Conditions