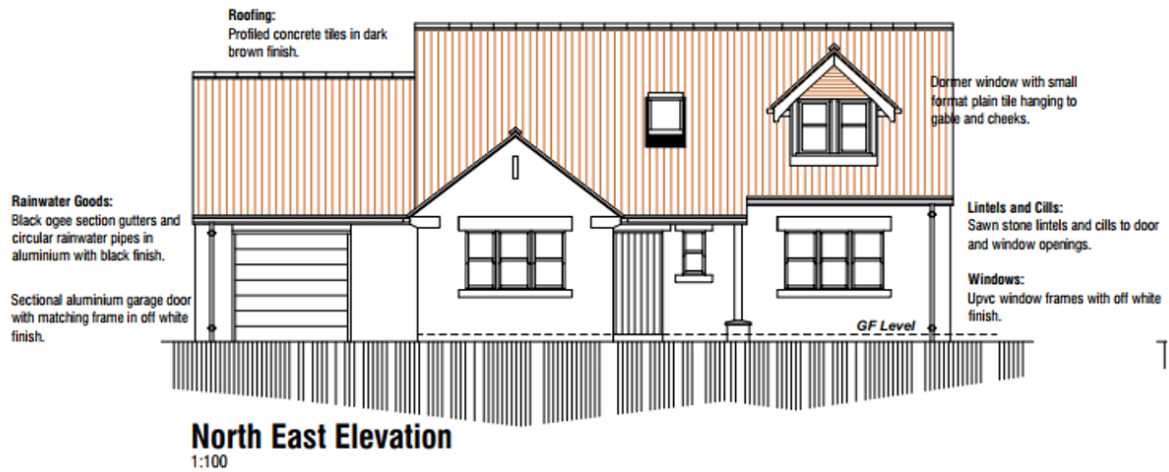


October 2023



## Planning Policy Statement

Land at Beechfield Close, Bolton upon Dearne, S63 8EY

### Proposed Dormer bungalow

Prepared for Mr D North by:

## Contents

Section	Page Number
1.0 Introduction .....	1
2.0 Planning Policy Review .....	4
3.0 Planning Assessment .....	9
4.0 Summary .....	11

## Appendices

None



24 West End Grove | Horsforth | Leeds LS18 5JJ  
m: 07913 058 468 | e: [alistairflatman@gmail.com](mailto:alistairflatman@gmail.com)  
[www.alistairflatmanplanning.co.uk](http://www.alistairflatmanplanning.co.uk)  
Registered in England Company Registration Number 10577299  
Registered Office : Cavendish House | St Andrews Court | Leeds LS3 1YL

## 1.0 Introduction

- 1.1 This Planning Policy Statement has been prepared to support a full planning application for a detached dormer bungalow on land off Beechfield Close, Bolton upon Dearne.
- 1.2 The applicant is the landowner Mr D North.

### Background & Planning History.

- 1.3 The site comprises private land within the existing cul-de-sac and is owned by the applicant. The tree sited on the site originally was removed 2009 as it was deemed unsafe. The site is not designated or identified as open space either within the Development Plan or under the original planning consent for the wider housing scheme.
- 1.4 A 2010 application for a two storey, 4 bed dwelling (LPA ref 2010/0537) was withdrawn following comments over the loss of local amenity. However, the site is in private ownership and whilst undeveloped, does not have any role or function as open space. The proposal will bring the site back into active use inkeeping with the surrounding dwellings and provides opportunity for new tree planting and landscaping within the development.

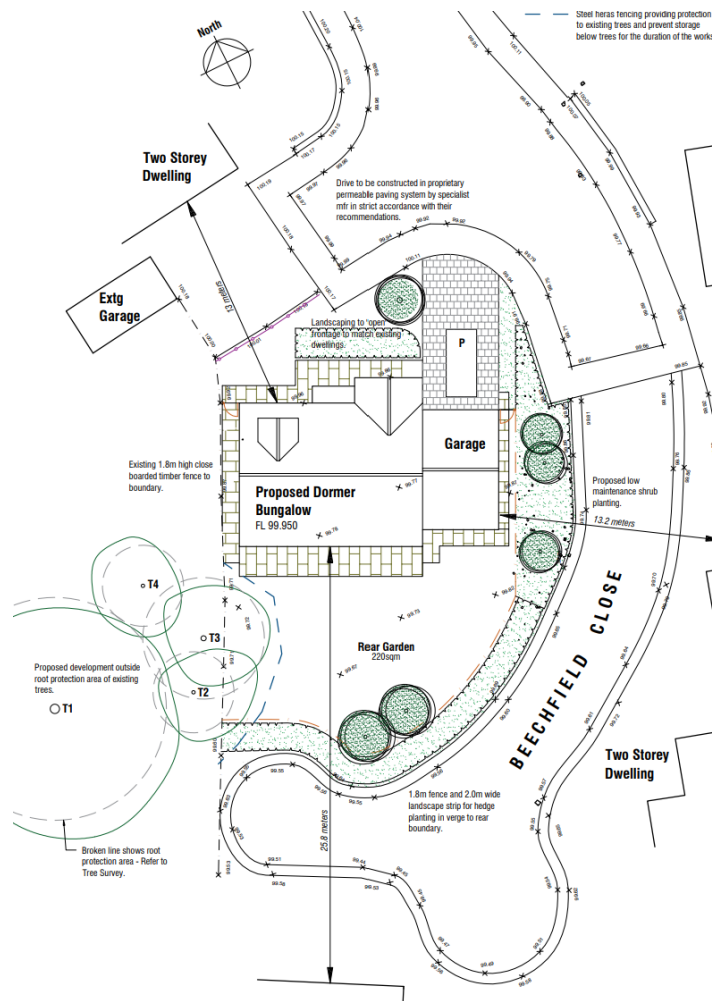
### The Application Site

- 1.5 The site is located within the existing residential development on Beechfield Close, Bolton upon Dearne. Existing dwellings are 2 storey and constructed in brick with concrete tile roof.
- 1.6 The site is in private ownership and currently set to grass. The tree that previously occupied the site was removed 14 years ago.
- 1.7 The site is not subject to any landscape, heritage or ecology designations and sits within Flood Zone 1.
- 1.8 There are a number of trees beyond the site to the west. These will be unaffected by the proposed bungalow (see submitted Tree Report).
- 1.9 Access to the site is taken from Beechfield Close.
- 1.10 Further details on the site and its context are set out in the submitted DAS.

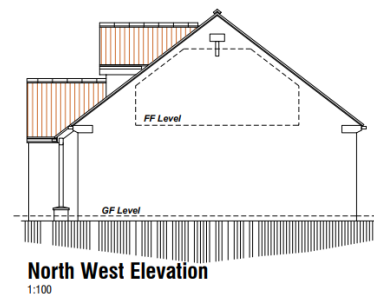
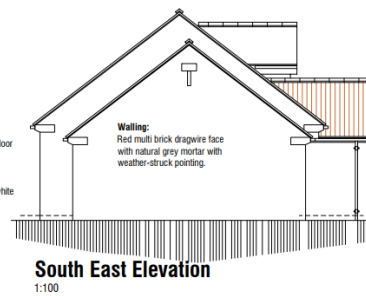
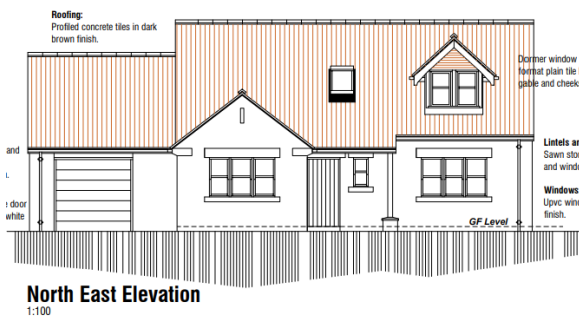
### The Proposed Development

- 1.11 The proposal is for a 3bed, accessible dormer bungalow on the grassed area at the end of Beechfield Close. The main dwelling would be located adjacent to the western boundary with a single storey attached garage on the east edge of the site.
- 1.12 The proposed dwelling would be constructed in brick with concrete tile to match existing dwellings with access taken from the main highway (north facing elevation). A private garden area would be located to the rear (south).
- 1.13 The proposed layout is copied below and shows the point of access together with rear garden area. The proposed layout ensures there is no effect on trees to the east and opportunity for new planting along the eastern and southern boundaries of the site.

Proposed Site Layout – extract from MBooth Design Dwg P1 rev A



1.14 Copied below are the proposed elevations:



- 1.15 Further details are set out in the submitted plans and DAS prepared by M Booth Design.

### **The Planning Application**

- 1.16 This statement describes the application site and nature of the proposal (above) together with an assessment of planning policy issues (Chapter 2) of relevance to the application. Assessment of the planning application is set out in Chapter 3 with a summary of the planning application / planning case is set out in Chapter 4.
- 1.17 This statement will fully justify the proposal for the site and will advance reasons why it should be supported and planning permission granted.
- 1.18 On the basis of the information provided in this statement, the associated supporting documents and on the application drawings, a presumption in favour of development can be maintained in this particular instance, the application being in accordance with the advice set out in the NPPF.
- 1.19 The planning application is supported by the following:
- i. Completed application forms, with all certificates signed and dated;
  - ii. Site Location Plan, Proposed Site Layout, Proposed elevations & Floor Plans – (MBooth Design)
  - iii. Design & Access Statement (MBooth Design)
  - iv. Tree Survey and AIA (James Royston)
  - v. Planning Statement (Alistair Flatman Planning)
- 1.20 The submitted additional technical information is considered sufficient to enable the Local Planning Authority to determine the clear merits of the proposed development.

## 2 Planning Policy Review

### National Planning Policy Framework (Sept 2023)

- 2.1 The National Planning Policy Framework (revised September 2023) sets out the government's planning policies for England and how these are expected to be applied. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
- 2.2 Set out below is a summary and assessment of the relevant sections of the NPPF. The National Planning Policy Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. The guidance advises that the policies in paragraphs 1-217 taken as a whole constitute the government's view on what sustainable development in England means in practice for the planning system.

#### Achieving Sustainable Development

- 2.3 Paragraphs 7, 8 and 11 of the NPPF confirm that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 2.4 Paragraph 8 sets out the three overarching objectives of sustainable development, namely economic, social and environmental objectives. Paragraph 10 confirms that the presumption in favour of sustainable development is at the heart of the Framework.
- 2.5 Paragraph 11 sets out the presumption in favour of sustainable development stating:

*For decision-taking this means:*

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, 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<sup>7</sup>; 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.*

- 2.6 The site sits within the urban area of Bolton on Dearne, a principal town to the southeast of Barnsley and comprises an infill development opportunity within an existing residential development. It is in a sustainable location within the urban area and as such the principle of development is acceptable.

#### Delivering a sufficient supply of homes

- 2.7 Chapter 5 of the NPPF relates to the delivery of a sufficient supply of homes with Paragraph 60 confirming the Government's objective of significantly boosting the supply of housing.

- 2.8 Paragraph 69 confirms the role of smaller sites in meeting housing requirements stating such sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. Paragraph 69 goes on to advise that in order to promote the development of a good mix of sites 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 and work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.
- 2.9 The application comprises a windfall site within the main urban area and will contribute to the Council's housing supply.
- 2.10 Paragraphs 74-77 confirm the importance of maintaining a minimum 5 year supply of deliverable housing sites. Where this 5 year supply is not maintained Local Plan policies can be considered out of date (as per Para 11 'd' of the NPPF).
- 2.11 As such the proposal is considered acceptable in principle with regards NPPF paras 60 and 69.

#### Promoting Sustainable Transport

- 2.12 Chapter 9 of the NPPF refers to highways matters with para 111 advising that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 2.13 The proposed development for a single dormer bungalow will not give rise to any highway safety or capacity issues. The site is also in a sustainable location in terms of accessibility to shops, schools, employment opportunities and public transport.
- 2.14 The proposal will not give rise to any severe residual cumulative impacts on the road network in terms of safety or capacity.

#### Design

- 2.15 Chapter 12 of the NPPF refers to Design and advises that good design is a key aspect of sustainable development.
- 2.16 Paragraph 130 sets out a number of design criteria to be considered in terms of design of development stating:

*Planning policies and decisions should ensure that developments:*

- 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) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>49</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*
- 2.17 The proposed development comprises a 3-bed, accessible dormer bungalow constructed in brick and tile to match adjacent dwellings. The site can be safely accessed with parking provided on site together with private rear garden space. Planting along the east and south boundaries will create a soft landscape edge to the scheme.
- 2.18 From the information submitted it is considered the site can be designed to reflect the residential character of its surrounds whilst re-introducing planting to the site. The proposal can deliver a well-designed scheme with benefits to visual amenity of the site and its surrounds.
- 2.19 The Design & Access Statement that accompanies the development proposals sets out how the development would meet all of the objectives set out above and represents high quality design.

#### **Meeting the challenge of climate change, flooding and coastal change**

- 2.20 Paragraph 159 of Chapter 14 confirms that development should be directed to areas with the lowest probability of flooding. The site lies within Flood Zone 1 and is therefore at low risk from flooding.

#### **Conserving and enhancing the natural environment**

- 2.21 Paragraph 174 of Chapter 15 advises that the planning system should contribute to and enhance the natural and local environment by: -
- *a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
  - *b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
  - *c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
  - *d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
  - *e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local*

- environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- *f)remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*
- 2.22 Paragraph 180 relates to ecology and biodiversity considerations when determining planning applications. The site is set to grass and has no ecological value. The proposal delivers opportunities for new planting within and around the edges of the bungalow.
- 2.23 The site is not subject to any landscape designations and is in private ownership with no formal or permitted open space use or function.
- 2.24 Paragraph 183 refers to ground conditions, advising that when making decisions consideration must be given to whether a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.
- 2.25 There are no known contamination or stability issues that would prevent development of this site.

#### **Assessment against NPPF**

- 2.26 Assessing the proposal against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to planning in that:-
- The proposal will maintain the supply of housing in the district through development of a small windfall site in the urban area of Bolton-on-Dearne, Barnsley;
  - The proposal represents development of a sustainable site within the urban area;
  - The site is not of any environmental, ecological, heritage or landscape value;
  - The site can be safely accessed and will not give rise to any highway safety or capacity issues;
  - The proposed development will not give rise to any ecological or landscape (tree) harm;
  - The site will not give rise to any flood risk or drainage issues;
  - As illustrated by the proposed layout, elevations and Design Statement, the development proposal will provide a development that is sympathetic to and reflective of the character of the surrounding area.

#### **Statutory Development Plan Policies**

- 2.27 The Development Plan for Barnsley is formed by the adopted Local Plan (Jan 2019). Paragraph 5.9 of the Local Plan confirms Bolton on Dearne as a Principal Town. The relevant policies are set out below:

Policy SD1 – Presumption in favour of sustainable development

Policy LG2 – The location of Growth – this confirms priority for development in Principal Towns

Policy GD1 – General Development – this sets out a number of general development control matters to be considered in relation to (inter alia) amenity, landscaping, access and trees.

Policy H4 – Residential Development on small non-allocated sites – proposals for residential development on sites below 0.4 hectares will be allowed where the proposal complies with other relevant policies in the Plan.

Policy D1 – High Quality Design and Place Making – policy sets out that development is expected to be of a high quality and respect local character. The policy sets out a number of criteria which should be considered

2.28 These Local Plan policies are considered in the next section.

### 3 Planning Assessment

#### Principle of Development

- 3.1 The site comprises an infill plot in a sustainable and accessible location within the urban area of Hoyland, a principal town to the southeast of Barnsley. Local Plan Policy LG2 confirms the principle of development in Principal Towns
- 3.2 The site is surrounded by residential development comprising 2 storey brick built dwellings with tile roofs. The site is in private ownership and set to grass, a previous trees having been removed back in 2009.
- 3.3 The NPPF seeks to boost the supply of housing (para 60) and encourages use of windfall sites in urban areas. The development of this site will assist the LPA in maintaining its supply of deliverable housing sites.
- 3.4 With regards the residential element of the proposal, this falls to be assessed against Local Plan policy H4 as a small windfall site. The site is unused, grassed area in the centre of an existing residential development within the principal town of Bolton-upon-Dearne. The proposed bungalow will sit comfortably on site delivering an alternative housetype within the existing housing development. The proposed bungalow will contribute to maintaining the supply of housing.
- 3.5 The proposal is therefore considered to be consistent with Local Plan Policies SD1, LG2 and H4.

#### Design

- 3.6 Local Plan Policy D1 sets out design principles. The site currently comprises a vacant, grassed area within the existing housing development. The site has no formal or informal recreation or open space use. It is in private ownership and previously contained a mature tree which was removed in 2009.
- 3.7 The proposed dormer bungalow will be built in brick with tile to match existing dwellings. Access is taken from the existing estate road (to the north of the dwelling) with private garden area to the rear / south. Boundary treatments along the eastern and southern edges will be fencing and planting. The dormer bungalow has a single storey garage on its eastern gable facilitating views beyond and over the bungalow to the dwellings to the rear. As such a feeling of space will be retained within the housing development and the bungalow will not appear unduly prominent or incongruous. The internal and external layout has been carefully considered to deliver an accessible bungalow suitable for wheelchair users.
- 3.8 The design and materials reflects those existing dwellings on Beechfield Close whilst the layout ensures the bungalow can be safely accessed, parking is provided for at least 2 cars and adequate private amenity space is provided. The proposed plans together with details set out in the Design and Access Statement demonstrates how the proposed bungalow can be comfortably accommodated on the site.
- 3.9 As such it is considered the proposed development is appropriately designed to reflect its surrounds. The proposal meets the design aspirations of the NPPF and relevant local policies and guidance particularly Local Plan policy D1.

### Highways

- 3.10 The site will be accessed from the existing estate road with the bungalow served by 2 parking spaces (one on the drive and one in the garage). Adequate turning is available within the existing road layout.
- 3.11 The proposed development will not give rise to any severe cumulative impacts in terms of safety or capacity.
- 3.12 In summary, the Proposed Development will not have a detrimental impact on the local highway network and is therefore in accordance with the NPPF and the Local Plan policies T3 and GD1.

### Residential Amenity

- 3.13 The siting and internal layout of the bungalow is such that there will be no issues of over-looking or loss of privacy in respect of relationship with dwellings to the north and south. The distance to the blank gable of the house to the north is 13m with almost 26m to the front elevation of the house to the south. The proposed bungalow will be served by a private rear garden.
- 3.14 As such the proposal will ensure suitable living conditions are provided for future residents whilst ensuring there is no harm to existing residents. The proposal is therefore consistent with Local Plan policy GD1.

### Drainage and Flood Risk

- 3.15 The site is in Flood Zones 1 where there is the lowest risk of flooding and can be developed without increasing the risk of flooding.

### Ecology and Trees

- 3.16 The site is currently mown grass and is of no ecological value. There are no trees on site. The proposal will result in new tree and shrub planting within the site and along its boundaries to re-introduce vegetation to the site.
- 3.17 A Tree Survey and AIA has been prepared and submitted to demonstrate the proposed bungalow does not impact the trees to the west of the site.
- 3.18 In light of the above (and details set out in submitted Tree Report), there are no ecological or tree reasons why the site should not be developed for housing.
- 3.19 Considering the above assessment and with regards the submitted plans, and technical reports, it is considered the proposal is consistent with relevant National and Local planning policies. As such there is no planning reason why planning permission should not be granted for the proposed dormer bungalow.

## 4.0 Summary

- 4.1 This Planning Policy Statement has been prepared to support a full planning application for a detached dormer bungalow on land off Beechfield Close, Bolton upon Dearne.

### Background & Planning History.

- 4.2 The site comprises private land within the existing cul-de-sac and is owned by the applicant. The tree sited on the site originally was removed 2009 as it was deemed unsafe. The site is not designated or identified as open space either within the Development Plan or under the original planning consent for the wider housing scheme.
- 4.3 A 2010 application for a two storey, 4 bed dwelling (LPA ref 2010/0537) was withdrawn following comments over the loss of local amenity. However, the site is in private ownership and whilst undeveloped, does not have any role or function as open space.

### The Application Site

- 4.4 The site is located within the existing residential development on Beechfield Close, Bolton upon Dearne. Existing dwellings are 2 storey and constructed in brick with concrete tile roof.
- 4.5 The site is in private ownership and currently set to grass. The site is not subject to any landscape, heritage or ecology designations and sits within Flood Zone 1.

### The Proposed Development

- 4.6 The proposal is for a 3bed, accessible dormer bungalow on the grassed area at the end of Beechfield Close.
- 4.7 The proposed dwelling would be constructed in brick with concrete tile to match existing dwellings with access taken from the main highway (north facing elevation). A private garden area would be located to the rear (south).
- 4.8 Further details on the site and its context together with the proposed development are set out in the submitted DAS (MBooth Design Ltd).

### Assessment

- 4.9 The site comprises an infill plot on an existing housing development in a sustainable and accessible location within the urban area of Bolton upon Dearne, a principal town to the southeast of Barnsley.
- 4.10 The NPPF seeks to boost the supply of housing (para 60) and encourages use of windfall sites in urban areas. The development of this site will assist the LPA in maintaining its supply of deliverable housing sites.
- 4.11 The proposal, this falls to be assessed against Local Plan policy H4 as a small windfall site. The site sits within an existing residential development and will deliver a 3 bed accessible bungalow to complement existing 2 storey dwellings. The proposal is therefore considered to be consistent with Local Plan Policies SD1 and H4.
- 4.12 In terms of design, the proposal comprises a brick built dormer bungalow inkeeping with its residential surrounds. The layout ensures safe access, adequate parking and private gardens and distances between dwellings

ensuring there are no issues of overlooking / loss of privacy. The proposal is therefore well designed and preserves the residential character and appearance of the site and its surrounds. As such, the proposal complies with Local Plan policies GD1 and D1

- 4.13 This statement and the supporting technical documents confirms there are no adverse impact from the proposed development. The proposal will deliver housing on an accessible plot within the principal town.
- 4.14 Assessing the proposal against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to planning in that:-
- The proposal will maintain the supply of housing in the district through development of a small windfall site in the urban area of Bolton-on-Dearne, Barnsley;
  - The proposal represents development of a sustainable site within the urban area;
  - The site is not of any environmental, ecological, heritage or landscape value;
  - The site can be safely accessed and will not give rise to any highway safety or capacity issues;
  - The proposed development will not give rise to any ecological or landscape (tree) harm;
  - The site will not give rise to any flood risk or drainage issues;
  - As illustrated by the proposed layout, elevations and Design Statement, the development proposal will provide a development that is sympathetic to and reflective of the character of the surrounding area.
- 4.15 The Proposed Development therefore complies with requirements set out in the NPPF and Local Plan policies SD1, LG2, GD1, H4 and D1.
- 4.16 In view of the above, it is considered the scheme satisfies national and local policy and represents a suitable development proposal for the site that addresses all the relevant and material considerations. In this context, the proposal satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004 and it is considered that planning permission should be granted.