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2024/0901

Mr Joe Gundry

194 Houghton Road, Thurnscoe, Rotherham, S63 0SA

Erection of single storey outbuilding to provide facilities for child-minding service.

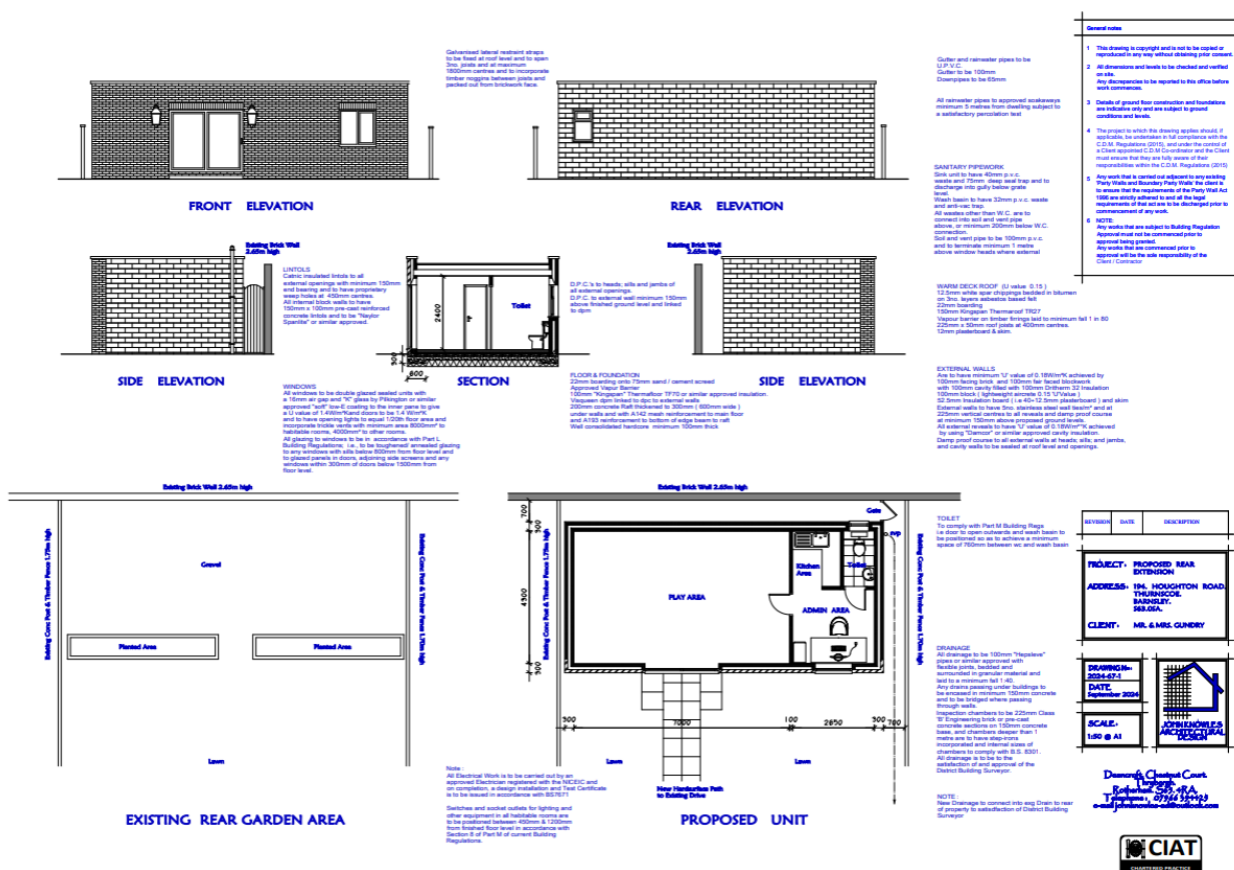
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### Site Description

The application relates to a modest-sized plot located on the north side of Houghton Road, close to the junction with Common Road, Rectory Lane and Clayton Lane, and in an area that is principally residential characterised by two-storey semi-detached dwellings of a similar scale and appearance. Public open space is located to the south with Green Belt land to the west and a vacant plot of land which consists of hardstanding and overgrowth to the north. The topography of the area is relatively level.

The property in question is a two-storey semi-detached dwelling constructed of brick with a hipped roof constructed of red roof tiles. The dwelling is fronted by a driveway which also extends along its western side. A modest-sized garden and patio is located to the rear of the dwelling and is bounded by a high brick wall and timber fencing.





## Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

### Local Plan Allocation – Urban Fabric

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy D1: High quality design and place making.***
- ***Policy T3: New Development and Sustainable Travel.***
- ***Policy T4: New Development and Transport Safety.***

### Supplementary Planning Document(s)

- ***Biodiversity and Geodiversity (Adopted March 2024).***
- ***Sustainable Travel (Adopted July 2022).***
- ***Parking (Adopted November 2019).***

### National Planning Policy Framework (December 2024)

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 sections include:

- ***Section 9: Promoting sustainable transport.***

*Paragraph 116. 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, following mitigation, would be severe, taking into account all reasonable future scenarios.*

- ***Section 12: Achieving well designed places.***

*Paragraph 131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.*

*Paragraph 135. 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>51</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Other Material Consideration(s)

- **National Planning Practice Guidance (NPPG) (as amended).**

**Consultations**

Highways Development Control	<i>No objections.</i>
Highway Drainage	<i>No objections.</i>
Pollution Control	<i>Recommended condition regarding construction hours.</i>
Yorkshire Water Services Ltd	<i>No comments.</i>
Local Ward Councillors	<i>No comments.</i>

**Representations**

Neighbour notification letters were sent to surrounding properties. No representations were received.

## Assessment

### Principle of Development

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Non-residential uses within residential settings are acceptable if the majority of the floorspace would remain as residential and adequate parking would be provided within the site. Development will also be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or people.

The proposed use of the outbuilding to provide a childminding service does not constitute one of the main town centres uses set out by Annex 2: Glossary within the framework and therefore, Local Plan Policy TC1 is not relevant in this instance.

### Impact upon Residential Amenity

Extensions and alterations to a domestic property are acceptable if the proposed development would not adversely affect the amenity of neighbouring properties. Development will also be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in pollution which would unacceptably affect or cause a nuisance to the natural and built environment or people.

The proposed outbuilding would be located to the north within the development site and to the east and west of adjacent neighbouring gardens. It is anticipated that any potential overshadowing would likely occur and be limited to the early morning and late evening and not at peak times for use of a rear garden. Existing boundary treatments and the adoption of a restrained roof height could also lessen the extent of any potential impact further. New apertures would be limited to the south-facing elevation of the outbuilding and would face into the development site and away from surrounding neighbouring properties. There would be no apertures located on either side elevation with only one small window on the north-facing elevation of the outbuilding which would serve a toilet. As such, it is not considered that the proposal would result in significantly increased levels of overshadowing, overlooking and loss of privacy or reduced levels of outlook. This is considered to weigh significantly in favour of the development.

The proposed use of the outbuilding to provide a child-minding service has been considered on the potential maximum capacity of the business as the applicant has stated that the demand is currently unknown. The business would operate between 08:00am and 18:00pm Mondays – Fridays and at not times on Saturdays, Sundays or bank holidays, and it is anticipated that the business could accommodate up to a maximum of ten children and three staff members inclusive of the business owner, if required. As such, it is acknowledged that there could be some impact upon the surrounding area which is principally residential in nature. However, it is anticipated that any potential impact would likely be minimal and could be adequately mitigated using conditions. The proposed business use would be contained within the proposed outbuilding to reduce noise impacts. Pollution Control were consulted, and neighbouring properties were notified, and no objections were received. Subject to conditions, this is therefore considered to weigh significantly in favour of the development.

*The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.*

### Highway Safety

The development is not considered to be prejudicial to highway safety; the development site benefits from an existing driveway to the front and side of the application dwelling which could accommodate more than two vehicles. The applicant has advised that drop offs and pick ups would be pre-arranged and staggered to avoid conflicting arrivals and departures and an indicative Travel Plan has been submitted which reflects this. The Travel Plan indicates that there are four spaces available for on-site parking and arrangements would be managed by the applicant and business owner with parents being informed of the arrangements upon their initial visit for registration. It is anticipated that the existing parking arrangements would continue to serve the occupants of the application dwelling and through careful management, the maximum number of arrivals and departures culminating at the development site simultaneously and consequently overwhelming the on-site parking arrangements and highway network could be avoided. Moreover, the development site is in a sustainable location with reasonable access to public transportation and local amenities with the Houghton Road Local Centre located approximately 480 metres to the east. This could reduce the overall need for on-site parking should any potential future customers or staff members opt to travel by alternative means. Further mitigation could also be provided by using conditions. Highways Development Control were also consulted, and no objections were received. Therefore, subject to conditions, this is considered to weigh significantly in favour of the development.

*The proposal is therefore considered to comply with Local Plan Policy T3: New Development and Sustainable Travel and Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.*

### Visual Amenity

Extensions and alterations to an existing domestic property are acceptable if the development would remain subservient and would be of a scale and design appropriate to the host property.

Whilst some design elements of the outbuilding, mainly the flat roof and exposed blockwork, are not preferred, the outbuilding would be located to the rear and would be well-screened from views from the surrounding public realm, and therefore, would not significantly alter or detract from the character of the street scene. The outbuilding would adopt a modest scale and would be finished with brickwork on its south elevation which would achieve a sympathetic relationship with the existing dwelling. As such, this is considered to weigh modestly in favour of the development.

*The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.*

### Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to conditions.

**Recommendation -  
Approve with Conditions**