

2021/0687

Christopher Goldie

Erection of 1no detached two storey dwellinghouse and associated works

Land adjacent to 7 Claycliffe Avenue, Redbrook, Barnsley, S75 1HJ

Site Description

The application relates to a corner plot of land which forms part of the curtilage of 7 Claycliffe Avenue.

The area is predominantly residential, with a mixture of semi-detached dwellings and bungalows, mainly constructed of red brick and concrete roof tiles.

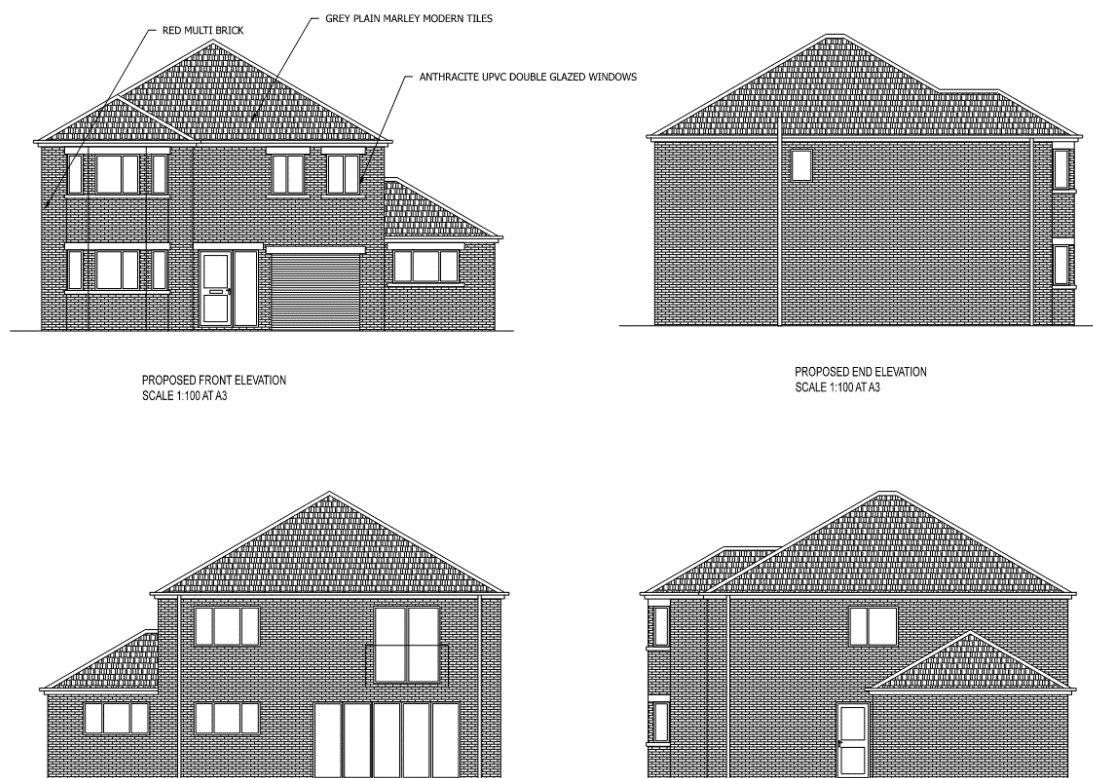
Planning History

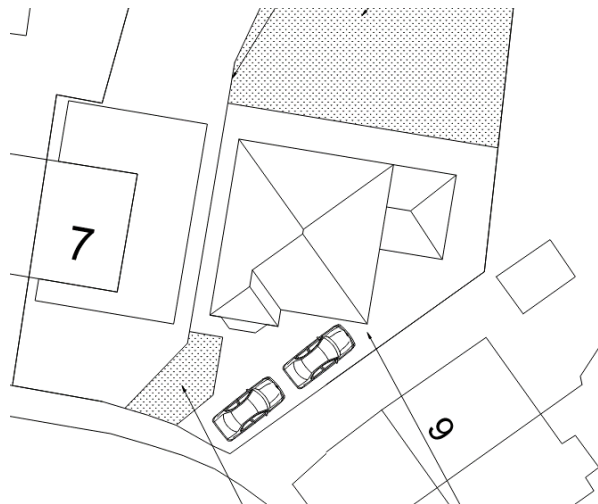
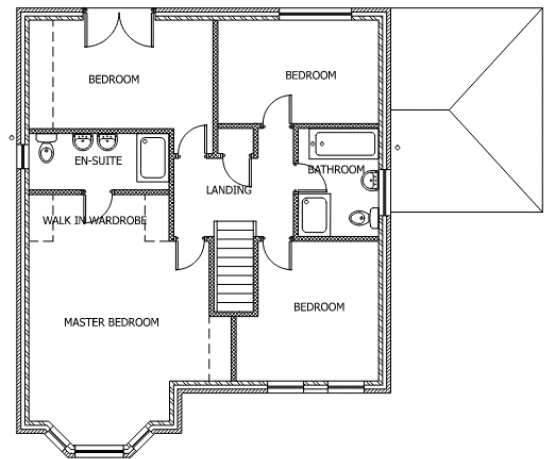
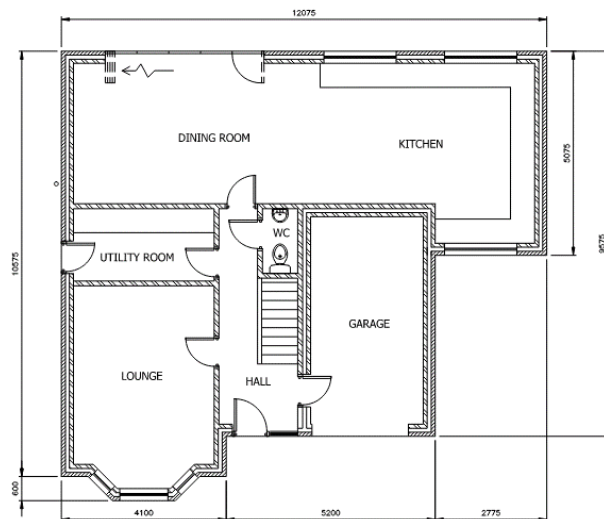
2017/1603 – Erection of 1 no. single storey residential dwelling (Outline with All Matters Reserved)

2020/0434 – Erection of detached bungalow and associated works – Refused (Appeal dismissed)

Proposed Development

The applicant is seeking permission for the erection of a detached two-storey property. The dwelling will have a footprint of approx. 200m² incorporating 4 bedrooms, living room, open plan kitchen and dining room, bathroom, utility and an integral garage. The dwelling will have a hipped pitched roof, with eaves and ridge of 5m and 8m respectively. Materials reflecting properties in the street scene are proposed.





Policy Context

Local Plan Allocation – Urban Fabric

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised 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 2000) and the Core Strategy (adopted 2011).

Local Plan Policy GD1 – General Development – states that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Local Plan Policy D1 – High Quality Design and Place Making supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley

H4 Residential Development on Small Non-allocated Sites, proposals will be allowed where they comply with other policies in the Plan.

Policy T3 ‘New Development and Sustainable Travel’

Policy T4 ‘New Development and Transport Safety’

Supplementary Planning Documents (SPD) – Designing New Housing Development sets out the principles that will apply to the consideration of planning applications for new housing development; including infill and backland development.

SPD – Parking supplements Core Strategy Policy CSP 25 New Development and Sustainable Travel and sets out the parking standards that the Council will apply to all new development.

South Yorkshire Residential Design Guide – Technical Requirements section 4A.2 sets out the internal space requirements for new development.

These policies are considered to reflect the policies set out in the revised NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Drainage – No objections

Highways – No comments received.

Northern Powergrid – No comments received.

Ward Councillors – No comments received

Representations

One letter of support – from the applicant – has been received

Assessment

Principle of development

The site lies within designated Urban Fabric in the adopted Local Plan. As such, all new dwellings proposed must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy. In addition, development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the possible future development of a larger area of land.

The site is allocated as Urban Fabric within the Local Plan. Local Plan policy H4 ‘Residential Development on small Non-allocated sites’ states ‘proposals for residential development on

sites below 0.4 hectares will be allowed where the proposal complies with other relevant policies within the plan.

Policy GD1 and the NPPF further require that proposals are compatible with neighbouring land, will function well and add to the overall quality of the area and will not significantly prejudice the future use of the neighbouring land. The requirements of these policies are echoed in the Council's SPD: Designing New Housing Development.

The principle of development was established by the previous approval on this plot (2017/1603). As such, Local Plan Policy H9 Protection of Larger Dwellings cannot be applied to the assessment of this application. However, should this permission lapse, it may become a consideration in any future applications.

Residential Amenity

The proposed dwellings would site between 7 & 9 Claycliffe Avenue, along the same building line and is set in from the side boundaries by at least 1.5m. As such, the proposal would not significantly increase overshadowing or result in an overbearing feature. Furthermore, the presence of a detached outbuilding close to the eastern boundary would further limit its impact. The adjacent dwellings have substantial gardens, and it is considered that sufficient amenity space would not be adversely affected.

The internal spacing standards are generally in accordance with the SPD and South Yorkshire Residential Design Guide. Overall, in terms of design and residential amenity, the proposed development substantially complies with Local Plan Policies GD1 & D1; the relevant planning policy statements in the NPPF relating to requiring good design and the Council's SPD – Design of New Housing Development. A substantial rear garden is also provided.

A separation distance of 10m is retained to the rear boundary of the property, with 25m separation to the rear windows of the dwellings on Barugh green Road, ensuring that privacy will be maintained and overlooking will not be significantly detrimental.

On balance, therefore, the proposed dwellings will not have a significantly adverse effect on the amenity enjoyed by existing residents and their design will not be detrimental to the amenity of future residents and as such, are considered acceptable.

Visual Amenity

Claycliffe Avenue is characterised by semi-detached dwellings and detached bungalows.

The proposed footprint of the property is significantly larger than the host property and the neighbouring properties to which they would most closely relate – approx. 2 ½ times larger than the neighbouring properties along Claycliffe Avenue. Furthermore, the overall massing of the new dwelling, when viewed in the context of the neighbouring properties, introduces a significant amount of built form where there currently is none. As a result, the new property would become a dominant feature and look out of place within the street scene and would be contrary to the development pattern of the area.

It is acknowledged that the adjacent dwelling at No. 7 has permission for a two-storey side and rear extension which results in it having a width similar to what is proposed. However, that is a subordinate extension that appears a such within the street scene.

The proposed two-storey dwelling is considerably larger in its footprint, scale and height, than neighbouring properties and does not sit well within the street scene, when viewed in the context of the neighbouring properties. The large two-storey bay windows are not reflective of

the development pattern of the area and further emphasise the massing and incongruous nature of the development.

Were the property reduced in size, its impact would likely be reduced however, requested amendments have not been received and so the proposal must be judged as it stands.

As such, the proposal is considered to have a detrimental impact on the visual character of the area and is therefore contrary to Local Plan Policy D1 and SPD – Design of Housing Development.

Recommendation

Refuse

1. In the opinion of the Local Planning Authority the proposed dwelling would be contrary to Local Plan Policy D1 and the Council's Supplementary Planning Document 'Design of Housing Development' in that its design, excessive scale and overall massing would be inconsistent with the character and development pattern of the area. Consequently, it would appear as an unduly intrusive and incongruous feature in the street scene to the detriment of the visual amenities of the area.