

2024/0793

Ms Stephanie Dunlavy

Reserved matters application for residential development of 1no. dwelling with appearance, landscaping, layout, and scale considered at this stage (in connection with outline application 2024/0061)

34 Edderthorpe Lane, Darfield, Barnsley, S73 9AT

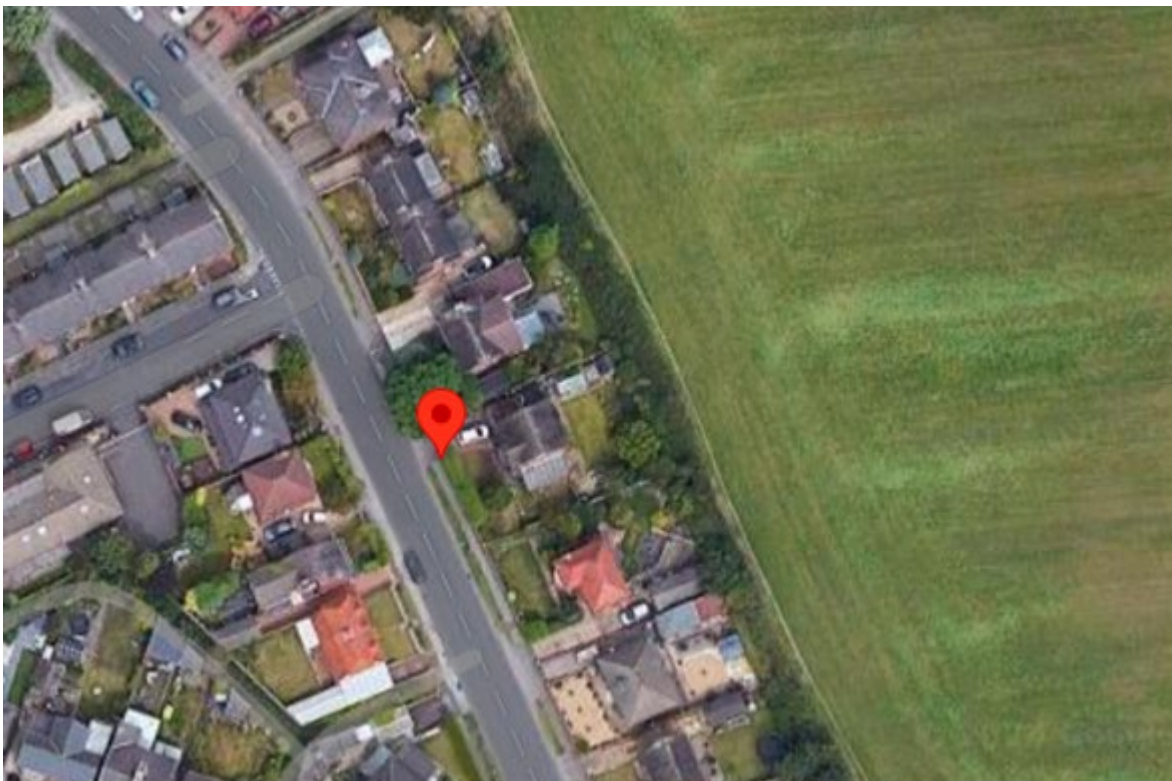
Background

2024/0061 - Outline application for one dwelling with access considered at this stage – Approved subject to conditions

Description

34 Edderthorpe Lane is a traditional detached brick built dwelling which has been extended to the sides with single storey extensions, including a conservatory to the southern elevation. The property is set within a large plot and has a large side garden. The rear of the property faces onto agricultural fields to the east.

The agent has confirmed that the existing dwelling is a 3 bedroom property. The immediate street scene consists of a variety of individually designed detached and semi detached dwellings and bungalows. Some of the dwellings have driveways to the side and some have parking areas set to the frontage.



Proposed Development

The proposal is for a 4 bed detached, brick built dwelling, with a hipped roof. The principle elevations show habitable room windows and the side elevations include windows at first floor level to a landing, bathroom and ensuite. Landscaping is proposed in the form of turfing to the garden areas and block paving to the driveway. Screen fencing is also proposed along the boundaries to a height of 1.8m and the existing front brick boundary wall retained and opened up for the proposed access.

The architectural drawings for the house are as follows:

- Elevations:** Four elevations are shown: West Elevation, North Elevation, East Elevation, and South Elevation. The house is a two-story structure with a gabled roof. The front elevation (East) features a large bay window and a central door. The side elevations (West and North) show the side profile of the house with smaller windows. The rear elevation (South) shows the back of the house with a single window.
- Floor Plans:**
 - Ground Floor Plan:** Shows a lounge, dining area, kitchen, and a rear garden.
 - First Floor Plan:** Shows four bedrooms (bed 1, bed 2, bed 3, bed 4), a bathroom, and a central hall.
- Location Plan:** Shows the house's location relative to Edersham Road and Highfield.
- Site Plan:** Shows the house's location relative to Edersham Lane and Highfield.
- Screen Fence Type A:** A detailed drawing of a screen fence with vertical slats.

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.

The site is set within Urban Fabric as shown on the Local Plan Maps, therefore the following policies are of relevance:-

GD1 'General Development'

H4 'Residential Development on Small Non-allocated Sites'

H9 'Protection of Existing Larger Dwellings'

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

-Parking

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. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Highways – No objection subject to conditions

Drainage – Details to be checked by Building Control

Ward Councillors – No comments received

Pollution Control – No objection subject to condition

Representations

1 objection has been received which raises the following concerns:-

- The proposal does not keep in line with character and appearance of other properties
- Parking issues
- Privacy will be affected due to the proposed dwelling being built directly on the boundary line
- Hall window direct overlooking of neighbouring property

- Loss of light caused by overshadowing from the proposed dwelling
- Built directly on the boundary line
- Scale of house is longer in length than existing property
- This will substantially reduce the day light produced to neighbouring property no. 32 by 50%
- The sun sets in the direction of the proposed property Potential fire hazard
- Limited space from house already on proposed site
- Construction will require access to neighbouring property
- Risk of damage to established foliage Boundary line D-C indicates fencing, however no indication of distance between proposed property and boundary line to install and maintain fencing

Assessment

Principle of development

The site is located within an area of Urban Fabric where Local Plan Policies GD1 'General Development' and H4 'Residential Development on Small Non-allocated Sites' apply. These require that development should be compatible with its surroundings, in this case the street is purely residential and as such the use of the site for residential uses would be in keeping with the locality.

The application is a reserved matters application for a residential development of 1 no. dwelling within the side garden of number 34 Edderthorpe Lane and seeks approval for the appearance, landscaping, layout, and scale considered at this stage (in connection with outline application 2024/0061. The access to the site has been established by the earlier outline approval. The principle of a residential development has therefore already been established on the site.

Residential Amenity

As this is an infill plot one of the main considerations would be the impact of the proposal upon the residential amenity of the surrounding residential properties. Objections have been received from neighbouring residents with regard to the impact of the proposal upon residential amenity by way of overshadowing/loss of light and overlooking impact. The SPD Designing New Housing Development states that 'in order to ensure adequate levels of privacy are provided/ maintained, 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 proposal is for a 4 bed dwelling, with a hipped roof. The principal elevations show habitable room windows and the side elevations include windows at first floor level to a landing, bathroom and ensuite. Screen fencing is also proposed along the boundaries to a height of 1.8m and the existing front brick boundary wall retained and opened up for the proposed access. The proposed site plan shows that a dwelling is sited comfortably on the site without causing any significant overshadowing, overbearing, loss of light or overlooking impact.

The SPD states that there should be a minimum of 12m between a blank gable and habitable room windows and 21m between habitable room windows of the proposed dwelling and of

adjacent dwellings. The submitted layout plan shows that the proposal would meet the required separation distances set within the SPD. The principal front and rear elevations show habitable room windows and the side elevations include windows at first floor level, however these are to non habitable rooms, which include a landing, bathroom and ensuite and would therefore not cause any significant overlooking of the adjacent dwellings.

The SPD and South Yorkshire Residential Design Guide also provides guidance in relation to amenity areas and states that 'rear gardens of proposed dwellings should be at least 50sqm in the case of two bedroom houses/bungalows and 60sqm for houses/bungalows with three or more bedrooms.' The proposed and existing dwelling have sufficient garden areas in excess of 60sqm in accordance with the SYRDG and SPD.

In terms of noise and disturbance, the plot allows for sufficient separation from the adjacent properties. The proposal provides separate parking areas and garden areas, and once constructed should not cause significant harm in terms of noise and disturbance. As such the proposal complies with Policies GD1 and the Council's Supplementary Planning Document 'Designing New Housing Development' and The South Yorkshire Residential Design Guide.

Concerns have been raised with regard to the requirement to access a neighbouring property during construction and the impact upon a boundary hedge, however these are unfortunately not material planning considerations. In addition, hours of construction work can be controlled by a condition..

Design and Layout

Developments on infill sites should, in accordance with the guidance contained in the SPD contribute to the character and appearance of an area. In particular, new buildings should follow existing building lines and respect the existing pattern of development.

The immediate street scene consists of a mix of semi and detached, two and single storey dwellings. The existing properties along Edderthorpe Lane have front garden areas and parking to the front, or to the side of the dwellings. The site plan shows that the two storey detached dwelling follows the existing building line.

The proposal is for a brick built 4 bed dwelling, with a hipped roof, designed to fit in with the adjacent dwellings in terms of design. Landscaping is proposed in the form of turfing to the garden areas and block paving to the driveway. The proposed external materials include, Southdown multi facing brickwork with light cream render, windows 'anthracite' upvc, and marley modern dark grey roof tiles. The proposed materials and design of the dwelling would complement the varied street scene and the hipped roof would match the adjacent dwelling. The dwelling has been designed so that it would fit in comfortably within the existing street scene. The proposal is considered to be acceptable when measured against Local Plan Policies GD1 and D1.

Highway Safety

The application is for the reserved matters of appearance, landscaping, layout, and scale associated with application no. 2024/0061. The submitted layout drawing shows a driveway able to accommodate two vehicles. This is commensurate with the council's advice for dwellings of three or more bedrooms. Application no. 2024/0061 showed pedestrian intervisibility of 2m x 2m and that there is ample space to store bins, and it is expected that these elements will remain.

Overall, the Highways Officer considers that the proposed additional dwelling will be unlikely to impact upon highway safety or the local highway network, subject to conditions. The

proposal is considered to be acceptable in terms of highway safety in accordance with policy T4 of the Local Plan.

Recommendation

Approve with conditions