

# SUPPORTING PLANNING DESIGN AND ACCESS STATEMENT

LAND AT BEEVER LANE, GAWBER,  
BARNESLEY

ERECTION OF 1NO DETACHED  
DWELLING

JULY 2022

## 1.0 INTRODUCTION

1.1 This Planning Statement supports a planning application for the erection of 1no. Detached dwelling adjacent to No 15 Beever Lane, Gawber, Barnsley.

1.2 The application site is located at the end of Beever Lane in Gawber. It lies adjacent to a row of terraced properties facing on to the site and is enclosed by low fencing. The junction of Beever Lane and Redbrook Road lies to the east and the site is at a slightly lower level than the highway junction point. Beever Lane is a one way street and there is an existing pedestrian access adjacent to the site.

1.3 The row of terraced properties adjacent to the site are two storey and a mix of render and stone and have substantial front garden areas bounding on to the site providing a separation between the site and their front elevations.

1.4 The site has been disused for some time and is currently overgrown. The surrounding area is predominantly residential dwellings though there is no consistent style, material or type. There is evidence of new/recently constructed buildings, more traditional semi-detached properties, bungalows and terraced houses. On the same side of Beever Lane the properties are characterised by buildings close to the highway and the only footpath is to the front of the application site.

## 2.0 DESCRIPTION OF DEVELOPMENT

2.1 This application proposes the erection of one detached dwelling with private garden area and appropriate vehicular access and car parking.

2.2. The proposed dwelling is sited close to the frontage of the site in order to retain the character of this part of the street scene.

2.3 Proposed plans accompanying this application indicate a gable and stone fronted design with regular fenestration to the front elevation. The dwelling has two bedrooms to the first floor and a lounge and dining kitchen to the ground floor.

2.4 The garden area is designed to the east and south with a patio door providing access to a space totalling 50 square metres.

2.5 The proposed access is adjacent to the property between the existing terraced houses and the proposed dwelling. Parking for two cars is provided within the curtilage.

2.6 The window openings are proposed on the front and side elevation facing Redbrook Road with restricted openings on both the rear and the opposite side elevation.

### 3.0 PLANNING POLICY

3.1 Planning law states that planning decisions should be made in accordance with the development plan unless other material considerations indicate otherwise. The following documents form the function of the Development Plan in this instance.

#### **The National Planning Policy Framework (NPPF)**

3.2 The NPPF was originally published in March 2012 and superseded previously published Planning Policy Guidance Documents and Planning Policy Statements. It has more recently been updated, the most recent revision being July 2021.

3.3 The overarching aim of National Policy is to contribute to achieving sustainable development. Paragraph 126 states that:

“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 to make development acceptable to communities.”

3.4 The NPPF goes on to say at Paragraph 130 that:

“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 life of the development;
- b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) Are sympathetic to the local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change;
- d) Establish or maintain a strong sense of place...
- e) Optimise the potential for the site to accommodate and sustain an appropriate amount and mix of development...
- 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.”

#### **Local Planning Policy Barnsley Local Plan**

3.6 The Local Plan was adopted in 2019 and provides local planning policy for future development to 2033. The Local Plan Proposals Map identifies the site as being within the Urban Fabric.

3.7 Local Plan Policy H4 refers to Residential Development on Small, Non Allocated Sites and states that:

“Proposals for residential development on sites below 0.4ha (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposals accord with other relevant policies in the Plan.”

The supporting text acknowledges that many new homes will be built on sites allocated for housing and other sites will also be suitable for residential development. These smaller sites will reduce the need to provide new sites outside settlement boundary and can offer good opportunities to provide houses where people already live, near shops and services.

3.8 Policy H6 relates to Housing Mix and Efficient Use of Land. It states that a density of 40 dwellings per hectare will be expected in Urban Barnsley but lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons.

3.9 Policy D1 relates to High Quality Design and Place Making. It 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, including:

Landscape character, topography, green infrastructure assets, important habitats, woodlands, and other natural features; Views and Vistas to key buildings, landmarks, skylines and gateways; and Heritage and townscape character including the scale, layout, buildings styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;’
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down or are lacking distinctiveness;
- Provide clear and obvious connections to the surround street and pedestrian network;
- Ensure ease of movement and legibility for all users...
- Promote safe, secure environments...
- Create clear distinctions between public and private spaces
- Display architectural quality and express proposes uses through is composition, form, proportions and arrangement of materials, colours and details.

- Make the best use of high quality materials.”

3.10 Policy T3 refers to new development and sustainable travel. It requires new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists. It also requires the provision of minimum levels of parking for cycles, motorbikes, scooters and disabled people as set out in the Supplementary Planning Document.

3.11 Policy GD1 refers to General Development and states that:

“Proposals for development will be approved if:

There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;

They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;

They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;

They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;

Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;

Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;

Any drains, culverts and other surface water bodies that may cross the site are considered;

Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;

Any pylons are considered in the layout; and Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

## 4.0 ASSESSMENT OF PROPOSAL

4.1 The application site lies within the Urban Fabric as set out on the Local Plan Proposals Map. It is within a sustainable location where there is good access to a range of services within walking distance and excellent access to public transport.

4.2 In terms of principle, the site is located within the Urban Fabric where new development is generally considered to be acceptable subject to meeting other Policy requirements including those set out in Policy GD1. The site is currently a disused area which is capable of accommodating a detached dwelling and will contribute to the delivery of housing within the Borough of Barnsley within a sustainable location.

4.3 Design has been carefully planned and considered and the character of the area has been taken into account when preparing the proposed development. The character of this part of Beever Lane does not follow a particular type, form or material but it is clear that the existing properties are located close to the highway and have a strong sense of enclosure. The existing terraced properties adjacent to the site have their gable facing directly on to Beever Lane and are a mix of stone and render with garden areas lying adjacent to the application site.

4.4 The design of the proposed dwelling takes account of these adjacent properties and the gable front will follow the form of those directly adjacent. It is proposed to construct the front elevation from stone to the front elevation to enable the development to sit in an acceptable manner with the existing terraced properties. Furthermore, the fenestration to the front elevation is regular; further promoting the traditional element of the street scene directly adjacent to the site.

4.5 In terms of the impact of the proposal on neighbouring properties; those closest properties are the terraced houses to the west. These properties have windows in the front elevation facing the site, however, there is an adequate separation distance of over 12 metres to the side elevation of the proposed dwelling. There will therefore be no impact in terms of overshadowing or overbearing.

4.6 The windows to the side elevation facing the terraced properties have been limited to a landing window at first floor and door at ground floor with a small window to the hallway. These are not habitable rooms and there will therefore be no overlooking issues.

4.7 It is acknowledged that there is also some private garden space to the rear of the site and for this reason there are no windows proposed at first floor level within the rear elevation of the dwelling to prevent any overlooking or loss of privacy in this direction.

4.8 The windows in the side elevation facing Redbrook Road will add interest to what would otherwise have been a plain side elevation on to a main road. It will also overlook the private amenity space of the proposed dwelling. As there are no properties adjacent in this direction it is considered to represent the most appropriate level of fenestration.

4.9 In terms of impact on existing properties, the proposed dwelling would not result in any overshadowing, overbearing impact, neither will it result in a loss of privacy to any existing residential properties.

4.10 Turning to design, it has already been established that there is no dominating style within the immediate street scene and indeed there are various types of dwelling from traditional terraced properties on very small plots, to bungalows, semi-detached dwellings and new detached properties. The street scene is varied and the existing plot is a vacant piece of land within a built up location. Its appropriate development would benefit the existing street scene. The gable form follows the existing terraced houses and the materials are considered to be appropriate for the location. The traditional fenestration is considered to be appropriate and overall the development is considered to be of a high quality which will be acceptable within the street scene. There is sufficient garden area for a two bedroom dwelling and the boundary treatment can be agreed by condition.

4.11 Beever Lane is a one way street where vehicles will only be travelling past the application site towards Redbrook Road. The proposed dwelling is set back by one metre from the site frontage and car parking is provided to the side. There is an existing pedestrian access which would be unaffected and the proposed car parking is considered to be the most appropriate location. There is sufficient car parking for a two bedroom property.

4.12 The proposed dwelling meets the requirements of the above mentioned policies.

## 5.0 CONCLUSION

5.1 In conclusion, the submission of this application has been carefully considered in light of the National and Local Planning Policies and the design response and form of the development is consistent with those Policies mentioned in this report. We respectfully therefore request that Officers and Members support this application.