
**PLANNING STATEMENT IN SUPPOT OF A TOWN
& COUNTRY PLANNING APPLICATION FOR A
SINGLE DWELLING**

on

**LAND ADJACENT
39 SHAFTSBURY DRIVE
HOYLAND BARNSELY**

For

Mr & Mrs Christopher Carr

Prepared by

WHITE AGUS PARTNERSHIP

1 **BACKGROUND**

The application is for the erection of a single, two storey dwelling on land adjacent 39 Shaftsbury Drive, Hoyland, Barnsley.

The land was purchased, at auction on Tuesday 24th February 2015 from Barnsley M.B.C.

Auction details are attached.

The legal documentation for the land stipulates that the land shall only be used for a single dwelling.

It is understood that, prior to the land been offered for sale the Local Authorities Asset Management team consulted the Planning Department regarding the suitability of the site for residential use. The response was positive.

A pre-application enquiry with associated sketches was submitted to the Planning Department by the Applicant, Mr C. Carr

The initial response was as follows:

- The site appears to be on the Green Space register and also allocated as Green Space on the Local Plan Consultation Document, as such, Core Strategy Policy CSP 35 'Green Space' is relevant which states;

We will only allow development proposals that result in the loss of green space where:

- *an assessment shows that there is too much of that particular type of green space in the area which it serves and its loss would not affect the existing and potential green space needs of the borough; or*
- *an appropriate replacement green space of at least an equivalent community benefit, accessibility and value is provided in the area which it serves; or*
- *the development is for small scale facilities needed to support or improve the proper function of the green space*

We will assess the need for green space against the standards in our Green Space Strategy.

- In terms of the proposed design, the immediate area predominantly consists of 2 storey terraced properties. However, the proposal is for a relatively large detached property which is single storey to the front and 2 storey to the rear. As such, it would not reflect the development pattern of the area and would not harmonise with the existing housing stock, to the detriment of visual amenity and contrary to UDP policies H8A and H8D, Policy CSP 29 of the Core Strategy and the principle of the NPPF. This is especially the case as the property would be highly
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visible from public vantage points including adjacent highways and public footpaths.

- Furthermore, the area is currently relatively open, in order to accommodate a dwelling and its associated private amenity space, boundary treatments would need to be erected which would be within close proximity to highways and public footpaths. As such, they could potentially dominate the visual amenity of the street scene.
- This area of Green Space is not a one off within the area, there are numerous within close proximity. As such, the development of this site could make it increasingly difficult for the Council to resist similar future applications which could further erode the character of the area.
- In terms of residential amenity it appears that the dwelling would be relatively close to the side/rear boundary of number 36 and would be directly to the South, as such, overshadowing could be to an unreasonable degree to the detriment of residential amenity. A number of separation distances set out in Supplementary Planning Document 'Designing New Housing Development' also fall short such as the 10m required between the rear elevation and the rear boundary.
- On the submitted site plan it appears there is a detached garage proposed, although there does not appear to be the required driveway length between the front of the garage and the turning head.

The following additional comments were subsequently received from the Council's Green Space Officer.

The site forms part of a network of Local Neighbourhood Green Spaces that are collectively listed on the Greenspace Register as 1811 Cloughfields Estate Green Space. There may appear to be a lot of green space in the area, however the majority is peripheral to the built up area and offer little in the way of formal recreation opportunities.

I have carried out an assessment of provision in the area and there are large scale deficiencies in green space provision in Hoyland. In terms of Parks and Open Spaces there are a lot of small spaces such as the site under discussion but no district level sites. The majority of the area has access to youth facilities, but there are large areas of Hoyland that have no access to children's play in line with the Green Space Strategy Standards. There is also deficiencies relating to outdoor sports facilities and natural areas particularly in the built up area.

This site offers limited potential to reduce existing deficiencies in the area and whilst its loss would not increase deficiencies I am also concerned about the potential precedent issue should we allow development of this space. The space forms part of a wider series of small spaces that collectively offer a break in the urban environment and offer the potential for informal play and a potential wildlife corridor (recognising the space in its own right probably has little in the way of ecological value). If we were to lose the remaining spaces that collectively form GS1811 deficiencies would be increased in the area. I am therefore of the opinion that the proposal would be contrary to CSP35.

If a planning application is submitted and planning permission granted, compensation for loss of green space will be required in line with CSP35

2 THE SITE

The site is situated within a well-established residential area between turning areas serving Willow Close and Shaftsbury Drive.



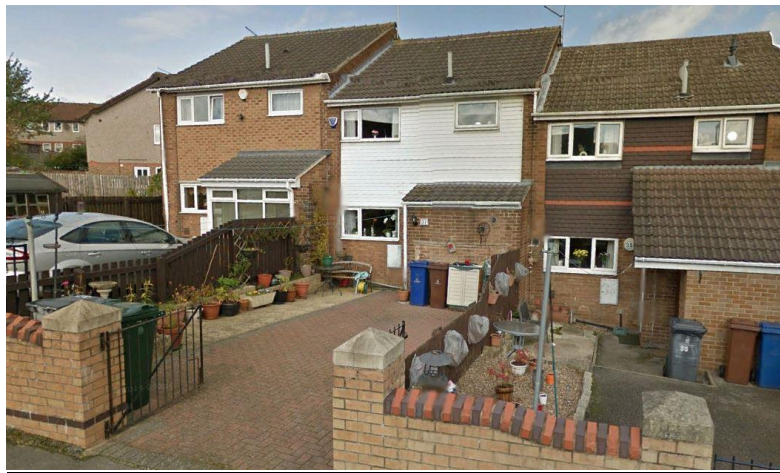
There is a public footpath along the western boundary of the site with timber fencing along the northern and western boundaries

The surrounding areas are predominantly residential and the site is shown within a Housing Policy Area. The site has been identified by Barnsley M.B.C as being suitable for a single dwelling house and has marketed the land on this basis. The Local Authority has gone further by stating, categorically in legal documentation, that the site shall be used FOR NO OTHER PURPOSE than a single dwelling

The site lies within a residential area characterised by traditionally constructed, terraced properties aligned in ribbon fashion either side of adopted highways.



SITE FROM WILLOW CLOSE



TYPICAL HOUSE ON SHAFTSBURY DRIVE



TYPICAL HOUSE ON WILLOW CLOSE

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The proposal is for a modest detached property designed in the style of adjacent houses. As such, it would reflect the development pattern of the area and would harmonise with the existing housing stock, to preserve visual amenity and in line with UDP policies H8A and H8D, Policy CSP 29 of the Core Strategy and the principle of the NPPF.

Separation distances to adjacent properties have been addressed following the response from the Planning Officer and the house design has been developed to reflect the general character of the area.

Car parking has been provided in line with the Residential Design Guide.

Although both the Planning Officer and Green Space Officer have expressed views in relation to the loss of green space, these are the informal opinions of officers.

The site was marketed and sold at auction on behalf of Barnsley M.B.C. with a clear indication that the site must be put to residential use. These facts should eliminate any doubt that the loss of the green space is acceptable to the Local Authority. Further, Planning Officers were consulted prior to the sale taking place and undoubtedly the site would not have been included in the auction if the green space was to be retained.

4 ACCESS

Access to the site will be from Shaftsbury Drive as shown on the submitted drawings.

5 TREES

There are no trees, landscape or water features within the site.

6 CONCLUSIONS

The site is in a sustainable location and the presumption is in favour of residential development.

The development is within an existing settlement, close to existing amenities and public transport links.

The site was sold by Barnsley M.B.C. for the development of a single dwelling
