
2020/0201

Applicant: Mr J R Clarke and A L Duffin

Description: Erection of 5no bungalows and associated works

Address: Land at corner of High Street and Bank End Road, Worsbrough Dale, Barnsley

Site Location and Description

The application relates to a triangular area of land on the corner of Bank End Road and High Street. The land slopes down from East to West and North to South. It is bound on the High Street side by a stone wall which is damaged in places, the site is open on the Bank End Road side. The site is currently vacant and is predominantly overgrown with self-set trees and bushes.

Permission was previously granted on the site for residential development and the foundations relating to 2 no. of the approved dwellings are evident on the site, however, as the conditions were not discharged prior to commencement of the work, the foundations are unauthorised and do not constitute a material start on site, as such, that permission has expired.

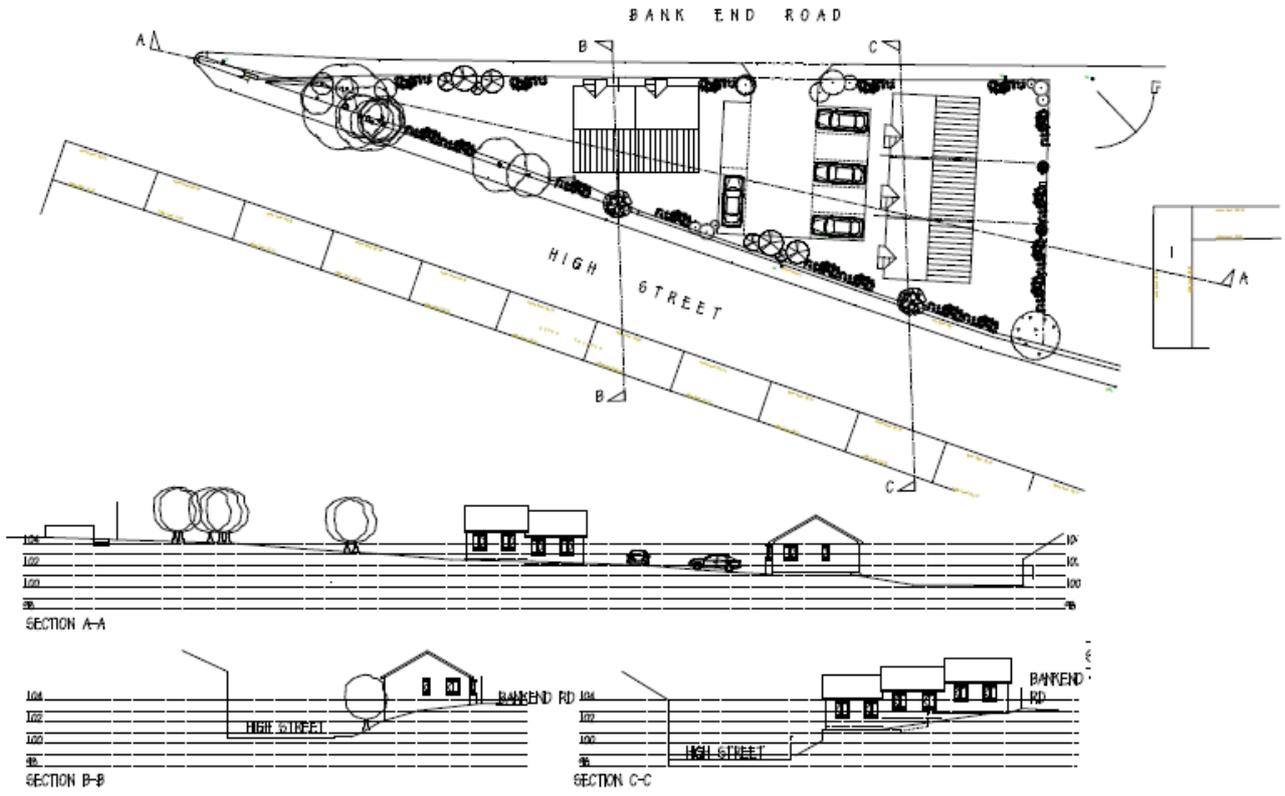
The site is within a predominantly residential area with 2 storey terraced dwellings to the South Fronting High Street and recently built, detached dwellings to the North on a small estate off Bank End Road. To the West of the site are further terraced dwellings and to the East are detached bungalows with an element of underbuild.



Site History

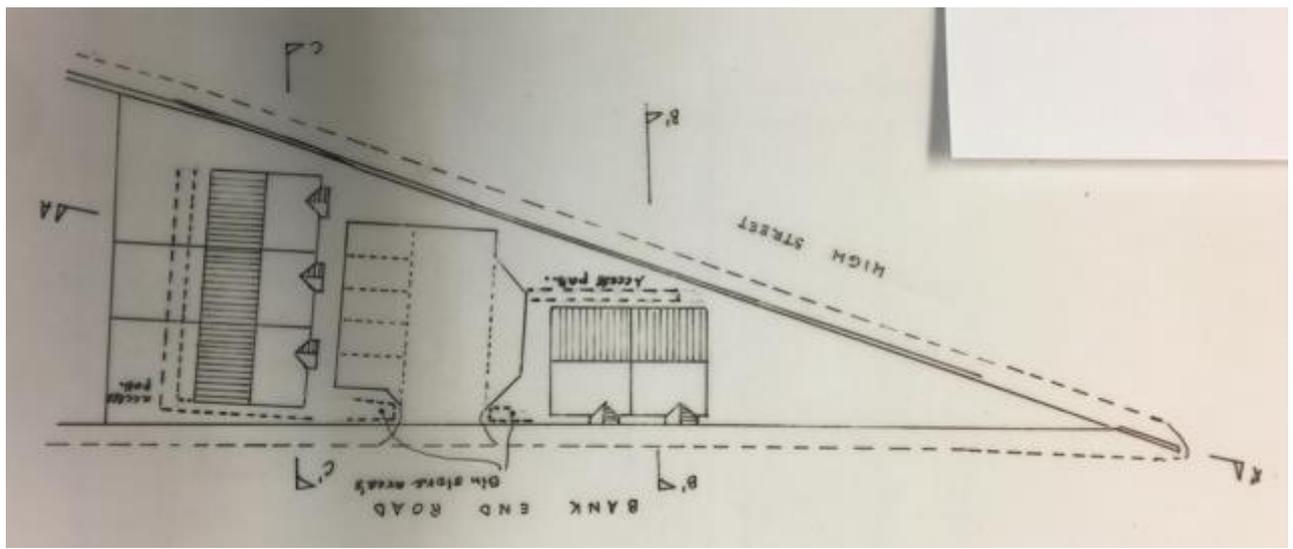
02/0306 – erection of 3no. detached dwellings – approved subject to conditions

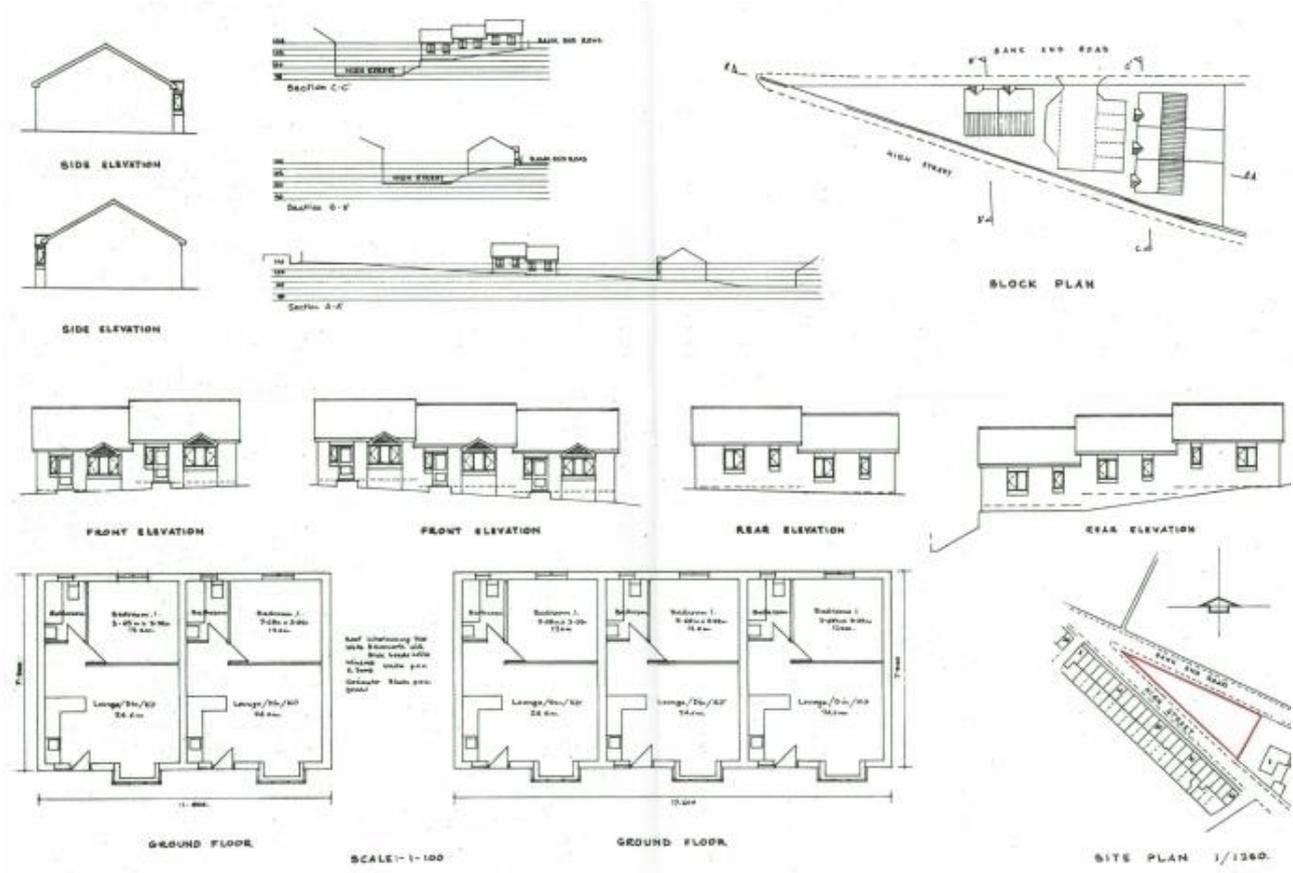
2013/0035 – Erection of 5no. bungalows – approved subject to conditions



Proposed Development

The applicant seeks permission to erect 5no. 1-bedroom bungalows. The properties would be arranged in a terraced row of 3 at right angles to Bank End Row and a pair of semis fronting Bank End Road. Vehicular and pedestrian access to the site would be taken from Bank End Road between the 2 groups of properties. Parking would be accommodated within a central parking court.





Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy H1 The Number of New Homes to be Built

Policy H4 Residential Development on Small Non-Allocated sites

Policy H6 'Housing Mix and Efficient Use of Land'

Policy H9 'Protection of Existing Larger Dwellings'

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

Policy BIO1 Biodiversity and Geodiversity

Policy CC1 Climate Change

Policy CC2 Sustainable Design and Construction

SPD's

Those of relevance to this application are as follows:

- Designing of housing Development
- Parking

Other

South Yorkshire Residential Design Guide

NPPF

The NPPF 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.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 91 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 111 - 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 would be severe.

Para 126 - The creation of high-quality 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.

Consultations

Highways – No objections following including of Bin collection point and access paths to the rear of properties

Conservation – no objections subject to the bungalows being constructed from stone

Superfast South Yorkshire – no objections subject to condition

SYMAS – No objections subject to condition

Coal Authority – No objections subject to conditions

Yorkshire Water – No objections subject to condition

Ward Cllrs – No comments

Representations

34 neighbours were consulted on the application and a site notice erected. 1no. letter of concern has been received outlining the potential for the development to impede visibility at the junction of High Street and Bank End Road.

Assessment

Principle of development

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.

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.

An almost identical scheme was approved under application 2013/0035 and prior to that 3no. detached dwellings were approved on the site under reference number 02/0306. In relation to the earlier permission, work commenced on site in the form of creating the foundations and floor slabs for 2no. of the detached dwellings. Normally this would constitute a material start on site and the permission would remain extant, however, in this case the conditions were not discharge prior to the work commencing and, as some of the conditions went to the heart of the permission, the work was unauthorised. Therefore, that permission has expired and the current application is required to adhere to current policies and guidelines.

Residential amenity

The pair of semi-detached dwellings are located to the West of the site and separated from existing residential properties by the neighbouring highways, as such, they would not significantly increase overshadowing or result in overbearing features. The proposed side elevations would also be over 12m from the proposed front elevations of the terraced row to the East of the site. Although the proposed habitable room windows on the semis would face the neighbouring habitable room windows, the separation distances accord with the SPD. Furthermore. The dwellings to the North are built on a higher level and, given that accommodation would only be provided on the ground floor, boundary treatments would restrict views to the properties on a lower level to the South.

The proposed terraced row would back onto the existing detached bungalows to the East. The proposed dwellings would be on a higher level but the separation distance from the proposed rear elevation to the existing side elevation would be circa 16m which is in excess of the 12m required. In addition, as outlined above, habitable room windows would be limited to the ground floor and views would be obscured partially by boundary treatments. Full details of the boundary treatments have not been submitted so a condition will be required.

In terms of the future residents of the scheme, the accommodation on offer consists of an open plan kitchen/living/dining area, a double bedroom and a bathroom. The room meet the requirements set out in the South Yorkshire Residential Design guide. It is noted there is limited

dedicated storage within the property but there is opportunity for storage to be created within the curtilage subject to the necessary consents.

The rear elevation windows would fall short of 10m from the rear boundaries, however, the SPD states this can be acceptable for bungalows where adequate amenity in terms of outlook, privacy and daylight is achieved.

The garden areas of the majority of the properties fall short of the required 50m² and given the slope of the land, less usable area would be available than is demonstrated on the 2D plans, however, given the size of the properties and the likely future occupants, large gardens would not be required in this instance as families would not be attracted to the development. There is still space though for outdoor seating and the drying of clothes etc. Permitted Development rights will be removed to avoid further erosion of outdoor amenity space.

Visual Amenity

The site is within a prominent position at a fork in the road with an adopted highway running along 2 of the 3 boundaries of the site. The site would be on a lower level than Bank End Road but a higher level than High Street.

It should be noted that an almost identical scheme was approved in 2013 and although it is acknowledged that the Local Plan and a new suite of SPD's has been adopted since then, the main guidelines set out in the previous SPD 'Design of New Housing Development' has been carried over to the current SPD.

The proposed dwellings themselves are relatively small and have a simple design, although some interest is added through the projecting front gables. The dwellings are also split in to 2no. blocks with a pair of semi-detached dwellings fronting Bank End Road and a row of 3 terraced dwellings at right angles to Bank End Road and High Street. The ridge lines of the properties are split to allow them to 'step' down the slope and work with the contours of the land, similar to the neighbouring terraced properties. Parking would be accommodated centrally within the site in a small parking court, located between the two blocks.

There are a mix of properties within the immediate area with 2 storey terraced dwellings to the South, recently constructed 2 storey detached dwellings to the North and bungalows to the east. As such, there is no strict architectural style to follow in order for the scheme to sit comfortably within the surrounding area. However, the plans do state the dwellings would be constructed from brick, however, the site is sandwiched between stone developments, as such, in order to reflect the immediate area, the bungalows should be constructed from stone also. A condition requiring details of materials will be recommended.

The site is relatively green at the moment; however, it is largely overgrown and consists of largely self-set trees and shrubs. In addition, there also 2no. concrete foundations within the site following on from a previous approval. As such, the site is relatively unmanaged and unkempt. The stone wall along the Southern boundary adjacent to the pavement serving High Street has also fallen into disrepair due to some of the self-set planting which has resulted in some sections of the wall collapsing. The development of the site would likely ensure some maintenance of the site going forward which is not currently the case.

The parking court would be located centrally within the site and accessed from Bank End Road. It would result in an area of hardstanding and a number of vehicles together, however, due to the location of the proposed buildings and the slope of the land, it would not be overly dominant or have a significantly negative impact on visual amenity. There is also scope for soft landscaping to be incorporated around the hardstanding.

Pedestrian footpaths, albeit some shared, would be incorporated to provide access to the rear garden areas, this would allow bins to be stored in less prominent positions to the rear of the dwellings.

Trees

A Tree Report has been submitted with the application. Very young broadleaved trees, mainly of goat willow and ash with some buddleia, are growing across the entire plot. Many are growing as coppice as they appear to have been cut at the base in the past, possibly in an attempt to clear the land. None of the trees have any arboricultural merit and most have been recorded as one group. This is G1 in the report. Three larger trees are recorded individually because they are slightly larger and older and stand out from the others. These are recorded as Trees 1, 2 and 3. Nevertheless, all trees are included in the lowest retention category (C).

All of the trees across the eastern and central parts of the site would need to be removed to accommodate the layout. This would be the case for any layout proposed at the site because the trees occupy the entire site. However, the tree report concludes that these are of so little merit that this would not have any detrimental impact on amenity of the area.

The trees in the western part of the site, including Trees 1 and 2, could be retained within the proposed site layout. However, the tree report questions the merit of retaining these trees. Depending on the intentions for the land to the west of the proposed development, there could be an opportunity to plant one or two new trees that would go on to provide much more meaningful long-term value, as such, a landscaping condition will be recommended to explore this option.

Mining

The Coal Mining Risk Assessment in regard of the proposals, as prepared by 'Design It Structural Solutions' Ltd ref: Dit/12/187-Rev0 concludes that an intrusive site investigation is required to determine the nature of the shallow coal seam/s; to establish any further stabilisation requirements should any ground instability issues be present. SYMAS and the Coal Authority concur with these findings and have raised no objections subject to a condition requiring the investigation works.

Highway Safety

Access to the site would be taken from Bank End Road and lead to a central parking court. The parking court would provide 6no. spaces which is 1no. per dwelling and a visitor space, as such, the proposal is in accordance with SPD 'Parking'. There is also adequate turning/manoeuvring space proposed to allow vehicles to enter and exit the site in a forward gear.

Following on from the including of a bin store next to the adopted highway and pedestrian access routes to the rear of the properties, Highways DM have raised no objections to the scheme

Conclusion

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the revised scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Grant planning permission subject to conditions