

2021/0331

Mr Allan Platt

Demolition of existing buildings and erection of 5 dwellings

2 Haigh Lane and 319-323 Barnsley Road, Hoylandswaine, Sheffield, S36 7HA

History

No Planning History

Description

The application site is set on the corner of Haigh Lane and Barnsley Road, within the village of Hoylandswaine. The site currently consists of a row of three/four stone built terraced properties and outbuildings which form an L-shape set tight to the south western corner of the site. The site is set adjacent to mainly residential properties and close to the Rose and Crown Public House.

To the north of the buildings is a large garden area which is bounded by a dry-stone wall and backs onto the cricket pitch to the north. The buildings have previously been used as a post office and dwellings, however they have fallen into disrepair over the years. The site has an existing gated access off Haigh Lane. There are several trees which include, Birch, Beech, Sycamore and Horse Chestnut which surround the site to the north east and some of which are protected by individual TPO's. The site is set within the Hoylandswaine Conservation Area.







Proposed Development

The application proposes the demolition of the existing buildings and erection of 5 dwellings. The site plan shows a row of four terraced dwellings facing onto Barnsley Road and a detached dwelling set off Haigh Lane. The site layout plan shows one property accessed via Barnsley Road and four properties accessed via Haigh Lane.

The properties have been provided with front and rear garden areas with the eastern end terrace plot 5 having a large side garden which contains a number of the TPO trees. The dwellings have 2 parking spaces per unit with one electric vehicle charging point and a cycle store for each dwelling.

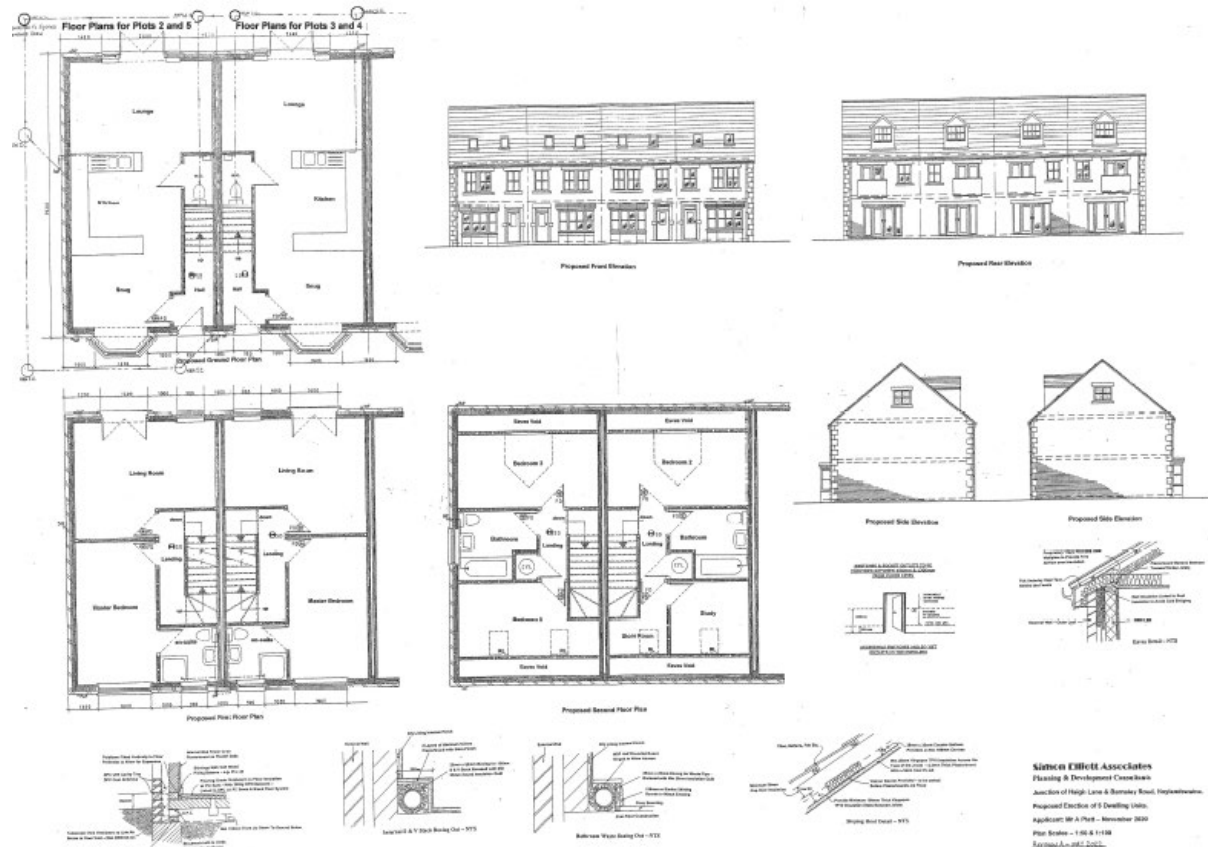
The terrace properties are designed as 2no 3 bedroom dwellings and 2no 2 bedroom dwellings (the 2 bed units also have a small study area) designed with two storeys with rooms within the

roofspace. The detached property has three bedrooms and has been designed as a two storey dwelling. The properties would be constructed of stone with a tiled roof, however final details of the proposed materials are to be agreed upon commencement.

The existing stone boundary walls are to remain around the site and new 1.8m close boarded fences will separate the plots within the site. A landscaping and replacement planting scheme has not been provided upfront.

The following documents have been submitted in support of the application:-

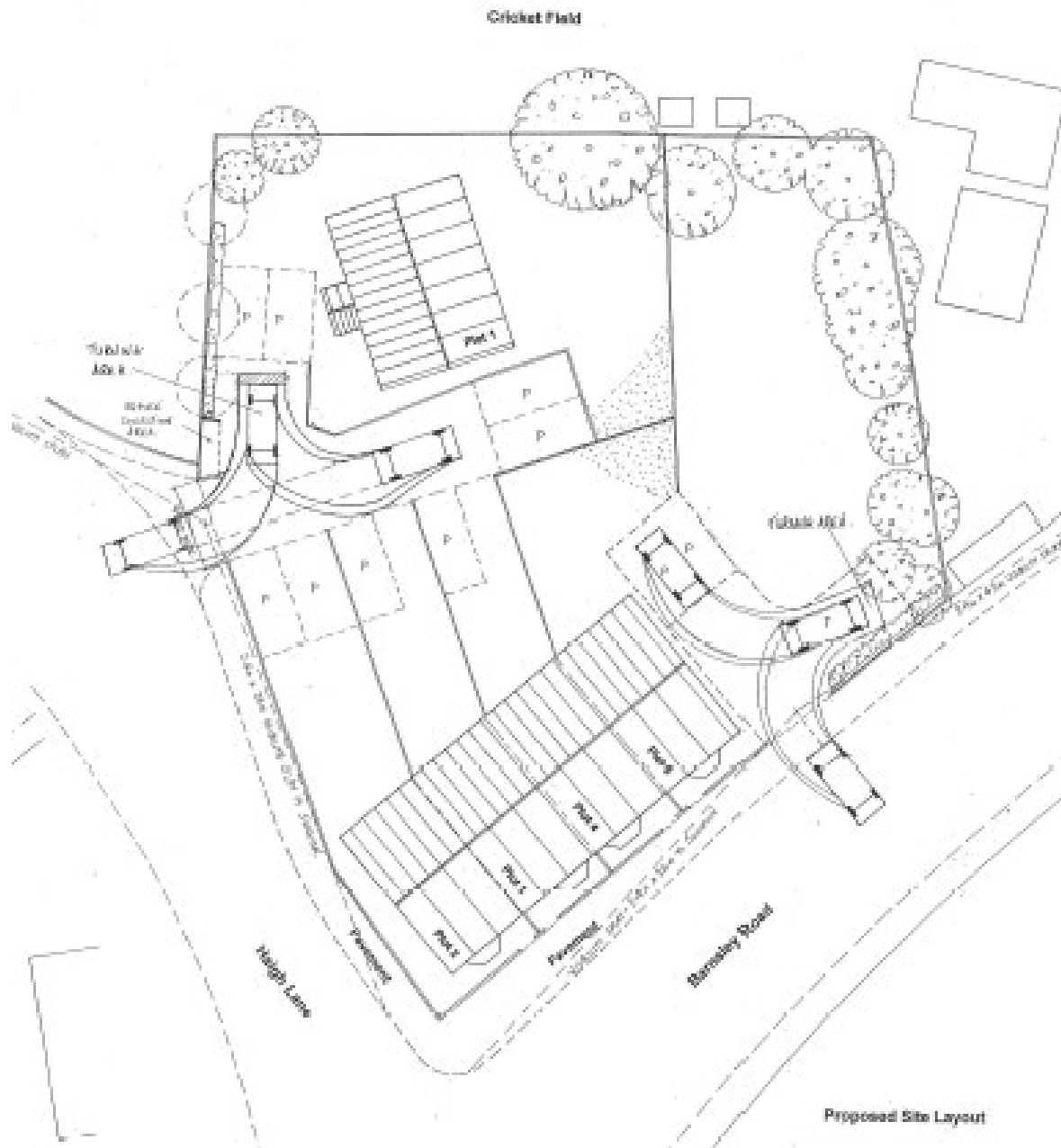
Coal Mining Risk Assessment dated 1st April 2021, Design and Access Statement, Heritage Statement, Ecology Survey dated 12th April 2021, Preliminary Ecological Appraisal dated 3rd June 2021, Structural Report dated 11th January 2018, Arboricultural Method Statement dated 18th November 2021, Tree Protection Statement dated 18th November 2021, Tree Barrier Details, Tree Protection Plan, Tree Canopy Spread Plan, Tree Impact Appraisal dated 17th November 2021 and Root Protection Areas Plan.





Simon Elliott Associates
 Planning & Development Consultants
 Junction of Haigh Lane & Ramsley Road, Haywardsaine.
 Proposed Erection of 5 Dwelling Units.
 Applicant: Mr A Platt - November 2000
 Plan Scales - 1:50 & 1:100





Policy Context

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.

Local Plan

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

Policy H4 Residential Development on Small Non-allocated Sites

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

Policy GD1 General Development

Proposals for development will be approved if, amongst others, there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

The supporting text to Policy GD1 states:

Further detail on some of these issues is set out in Policy D1 Design which sets the overarching design principles for the borough, and associated Supplementary Planning Documents on Residential Amenity and the Siting of Buildings, Designing New Housing Development and Advertisements.

We want to make sure that the living conditions and residential amenity of people are protected, that development is set within high quality landscaping and that land is used efficiently by making sure that new development does not reduce development opportunities on neighbouring land.

We will assess impact on living conditions and residential amenity in relation to:

- Noise, smell, dust, vibration, light, air, surface water, groundwater or other pollution and disturbance from any proposed activity, including traffic related noise and the comings and goings of visitors to premises particularly when late evening activity is involved.
- Planning conditions will be used to control the construction process.
- Overlooking and privacy.
- Outlook from dwellings including consideration of whether structures in close proximity to windows are considered visually over dominant. However, consideration does not extend to the protection of a person's particular view from a property as this is not a material planning consideration;
- Daylight/sunlight and overshadowing; and
- Landscaping and boundary treatments.

Policy D1 High Quality Design and Place Making

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. Through its layout and design development should, amongst others contribute to place making and be of high quality, that contributes to a healthy, safe, and sustainable environment.

The supporting text to Policy D1 states:

Development should take account of the following design standards and guidance (and any future updates of these) which will be used (but not exclusively) to help assess the quality of design:

- Building for Life 12 (for residential developments of 10 or more dwellings).
- Secured By Design/ Safer Places- the Planning System and Crime Prevention.
- Manual for Streets (for residential developments).
- Manual for Streets 2- Wider Application of the Principles (which takes this guidance beyond just residential developments).
- The South Yorkshire Residential Design Guide.

Policy T3 New Development and Sustainable Travel

Policy T4 New development and Transport Safety
Policy Poll1 Pollution Control and Protection

SPDs/SPGs

Supplementary Planning Document – Design New Housing Development
Supplementary Planning Document – Parking
Supplementary Planning Document – SPDs Biodiversity & Geodiversity
Supplementary Planning Document – Trees & Hedgerows.
The South Yorkshire Residential Design Guide (SYRDG)

National Planning Policy Framework

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

Ward Councillors – No comments received

Conservation Officer – No objection subject to conditions

Pollution Control - No objections subject to conditions

Yorkshire Water – Condition suggested

Highways - No objection subject to conditions

Drainage – No objections subject to conditions

Town Council – No objections

Tree Officer – No objection subject to Tree Protection Measures and Landscaping

SYMAS – No objections subject to informative

Air Quality – EVCP required for each unit

Representations

Neighbouring properties were notified about the application and a site notice posted 1 objection has been received which raises the following concerns:-

- The site should be developed as a recreation area for the village, including a Children's Playground, Wildlife Area and place for elderly to walk safely.
- A Parish Group is looking to buy the land, not knock down the old buildings, cut down TPO trees and save the cultural aspects of the village, not change the outlook onto

the cricket pitch and visa versa and keep the village as it is free from more unwarranted development.

Assessment

Principle of development

The site is located within an area of Urban Fabric and is also located in a mainly residential area. Overall, the principle of residential development is considered acceptable as the proposal complies with the terms of policies GD1 General Development, Policy D1 High Quality Design and Place Making and the Designing New Housing Development SPD.

Visual Amenity/Impact on Conservation Area

The site is set within the Hoylandswaine Conservation Area, therefore any development must preserve/enhance the setting of the Conservation Area. The Conservation Officer has been consulted and states:- 'This site has over the years been the subject of several pre-application discussions. I recall being consulted informally over ten years ago over this site then formally in both 2017 and 2019. In 2017 we received pre-ap in relation to the demolition of the existing buildings and the redevelopment of the site with seven dwellings. At that time, I noted that whilst viability was cited, I felt the location itself had substantial merits (including the conservation area location) that should uplift the value of the land. I was also keen to stress that some retention of existing built form could lend authenticity and key the development into the Conservation Area setting. Regarding the proposed layout for seven dwellings, I felt this amounted to overdevelopment as well as introducing some difficulties with the layout. In 2019 the scheme was re-designed down to six dwellings but again I felt this still suffered from a degree of overdevelopment of the plot. Even so, I felt that given the parlous state of the buildings, plus the structural reports submitted and with little prospect of repair, the demolition was on balance justified (with the right design for re-development:-

'I would still suggest the buildings are of some merit but although historic (probably early C19), they only contribute moderately to the Conservation Area group value due the fairly plain appearance and lack of strong definable heritage values. Moreover, I am aware these properties have been vacant for a very long time - at least a decade. The degree of decay and structural damage associated with settlement and water ingress appears to have accelerated markedly in the last couple of years. However, in clearing the site completely there is still some harm to the asset as the buildings do still contribute to the conservation area. I don't however feel this harm would be viewed as substantial. The location and site are prominent and so I would be clear any redevelopment of the site would require an application which would allow us to apply the test at para. 196 of the NPPF (at the time of the response) in balancing that harm. Moreover, the redevelopment would also need us to consider para. 200 and 201, HE1, HE2, and HE5.'

Consequently, this application has been further reduced to five units to better accommodate amenity and better reflect historic development patterns in the village. Overall, I am now comfortable with the proposal. The dwellings facing Barnsley Road are not dissimilar in form and massing to the existing buildings. Clearly there will be an increase both in the length of the overall building and its height / massing. However, the plot is on a corner and gently slopes to the north east. This and the fact there are dwellings of a similar height and design means I feel the development will not appear out of place in the Conservation Area. To the front there are rooflights in the upper storey but to the rear there are Juliet balconies and half dormers which to be fair can both be seen within the vicinity. The detached dwelling to the rear appears restrained and in keeping in terms of designs and the plot seem capable of accommodating it

and the four units to the front. Materials are generally sympathetic, and I would suggest although Hoylandswaine has quite a mixed palette, stone for the walls and natural slate tile on the roofs are correct for this location. Windows are proposed in upvc but there is a precedent for this in the Conservation Area and as long as the design and decoration is sympathetic, I see no reason to object. Overall I'd support the proposal but feel we should condition all external materials to be agreed in detail to ensure the finished development is as sympathetic as it can be to its context.'

Local Plan Policy D1 emphasises the importance of retaining the character of the area and protecting the street scene when considering proposals for new dwellings on infill plots. The proposed dwellings replace the existing stone built terraced dwellings and outbuildings which are in a state of disrepair. The proposed dwellings would be of a high quality and stone built of two storey dwellings (with the terraces have rooms in the roofspace), which is characteristic of the majority of the surrounding dwellings. The siting of the dwellings would mainly follow the building line of the existing dwellings which is acceptable and the detached unit would be set back into the plot so would not be a prominent feature. The number of units has been significantly reduced from the previous pre-application schemes submitted and now appears to be in keeping with the overall pattern of development in the area.

The existing stone boundary walls are to be retained as part of the proposal which is welcomed and the large trees along the boundary of the site will be retained. Proposed materials and a landscaping and replacement planting scheme shall be conditioned to be submitted upon commencement of development, in order to protect and enhance the setting of the Conservation Area. The proposal is considered to be acceptable in terms of design and visual amenity in accordance with policies D1 and HE1 of the Local Plan.

Residential Amenity

The SPD Design of 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 loss of outlook and in order to provide adequate amenity, development will be expected to comply with external spacing standards'*.

There are existing dwellings set adjacent to the site on Haigh Lane and Barnsley Road. The site plan shows that the separation distances to adjacent dwellings (in particular the closest dwellings 1 and 3 Haigh Lane) are achieved. In terms of the internal layout, the separation distance from the terrace properties to the side gable of the detached dwelling is approx. 16m reducing to 11.5m, however given the detached dwelling is set to the north, it should not cause any significant overshadowing, loss of privacy, overbearing impact or a loss of light to the adjacent proposed terrace row.

With regards to the residential amenity of the future occupants, the proposed dwellings are of 2 and 3 bedrooms and the properties are designed with the overall floor area of the properties exceeding the technical guidelines set out in the South Yorkshire Residential Design Guide. In terms of external amenity space, the guide states that dwellings with 2 bedrooms should have private amenity spaces exceeding 50sqm and 3 or more bedrooms should have a private amenity space exceeding 60sqm. The proposed detached dwelling has over 60sqm of amenity space. Due to the site constraints and the TPO'd trees, the site layout is very limited. Plot 5 has a large side garden as this area cannot be developed due to the protected trees along the boundary and issues with overshadowing from these trees. The terrace dwellings have rear amenity spaces of at least 60sqm for the 3 bed units and at least 50sqm for the 2 bed units, however part of the amenity spaces is to be used for car parking to units 2, 3 and 4 which would reduce the usable garden areas. The properties have 2 parking spaces per unit, including 2 parking spaces set outside of the curtilage of units 3 and 4.

The parking provision exceeds the amount required by the SPD, given that the 2 bed units could be reduced to 1 space per unit, however due to the location of the dwellings within a rural village where public transport options are more limited, it is felt that the parking areas within the gardens are acceptable, as it could be used as a flexible space for parking or as amenity space as required by the occupants of the dwellings. In addition, in this instance the dwellings are set close to open countryside and this rural location provides easily accessible opportunities for external recreation, therefore the reduced garden areas are considered to be on balance acceptable. Permitted development rights should be removed, in order to protect the amenity areas from further developments without planning permission. The properties will each be provided with a small cycle store which will allow for secure outdoor storage.

The proposed development is considered to be acceptable when measured against the SPD Designing New Housing development, Local Plan Policy H4 Residential Development on Small Non-allocated Sites and Local Plan Policy GD1 General Development.

Highway Safety

The site has an existing access from Haigh Lane. The Highways Officer has been consulted and states:- 'The proposal seeks to demolish the existing properties and erect 5 new dwellings, with 4 having vehicular access taken from a shared private drive off Haigh Lane and 1 taking access directly from Barnsley Road. Having reviewed the amended site layout plan, I can confirm there are no objections from a highways perspective subject conditions.'

The proposal provides more than adequate off-street parking provision of 2 spaces per unit in compliance with the SPD Parking and the accesses provide suitable visibility to Haigh Lane and Barnsley Road. The proposal is therefore acceptable when measured against policy T4 of the Local Plan.

In terms of sustainable travel, Electric Vehicle Charging Points are to be provided for each unit and cycle storage units have been shown on the site plan; however no elevations or plans have been provided for these units so further details will be required by way of a condition.

Trees

The site contains a number of trees which are protected by Tree Preservation Orders, with the remainder being protected by the Hoylandswaine Conservation Area. The trees are prominent and clearly visible and have significant amenity value to both residents and people travelling through Hoylandswaine. The proposal involves the removal of some trees on the site including, T1, T2 and T3 along with T21, T22 and T23 (labelled as 11 in the tree report). The trees put forward for removal are either poorly formed or have some issues which means that they fall into category C and therefore cannot be considered as a constraint to the development. The submitted tree constraints plan demonstrates that any works to the existing building would likely be damaging to these trees. The Tree Officer has been consulted and has provided the following comments:- 'Having finally received enough information to make an informed decision by utilising the constraints plan and impacts plan as well as the few bits of useful information in the tree survey, then I can confirm that I have no grounds to object to the proposal subject to satisfactory tree protection measures being conditioned along with a method statement as works will encroach on some specimens and a landscaping scheme being provided detailing the replacement tree planting for those which have been removed.'

The proposed development has been designed in order to protect as many as the trees on site as possible. As stated previously, plot 5 has a large side garden as this area cannot be developed due to the protected trees along the boundary. As the trees to be retained are set

away from the proposed dwellings, there should not be any issues with overshadowing or a pressure to fell these trees in the future. Whilst it is regrettable that there will be a loss of trees on the site, given the above issues it is felt that their removal and replacement would be acceptable, subject to the submission of replacement planting and a landscaping scheme to be secured by conditions. Tree Protection Measures have been provided upfront and should be conditioned to be complied with as part of any approval.

Biodiversity

A Preliminary Ecological Appraisal (Whitcher Wildlife Ltd, 210409/ Rev 1, 3/6/21) and the supporting Biodiversity Metric ('ecology report' xls) has been submitted with the application. The Council's Biodiversity Officer has been consulted and consider these documents to be satisfactory.

The survey states that the site is of moderate ecological value due to the trees along the site boundaries providing shelter for a variety of species. The main area of the site is a large area of lawn which is of low ecological value and the buildings are also assessed as low ecological value. The majority of the trees along the site boundaries will remain on site with only a few trees in the centre of the site to be removed. The hedgerow on the southern boundary is a Priority Habitat under the NERC Act 2006, however this hedgerow is to remain. Buildings 1, 3 and 4 within the report are assessed as having low potential for roosting bats. No bat roost was identified in the buildings during the dusk emergence survey, therefore there is no requirement for any further surveys or for a Natural England licence.

The applicant has agreed to a condition which would require the submission of a Construction Environment Plan as well as a Biodiversity Management Plan prior to the commencement of the development as recommended by the Biodiversity Officer. The applicant does not own or control any land immediately adjacent to this site and it is intended to deliver no net-loss on site. The proposal is therefore acceptable when measured against Local Plan Policy BIO1 Biodiversity & Geodiversity and the SPDs Biodiversity and Geodiversity and Trees and Hedgerows.

Recommendation

Approve subject to conditions