

2021/1558

Mr J Clark

Replacement of existing property with one dwelling

11 Woodland Rise, Silkstone Common, Barnsley, S75 4RP

Background

2021/0024 - Erection of a single storey side and single storey wrap around extension –
Currently under consideration

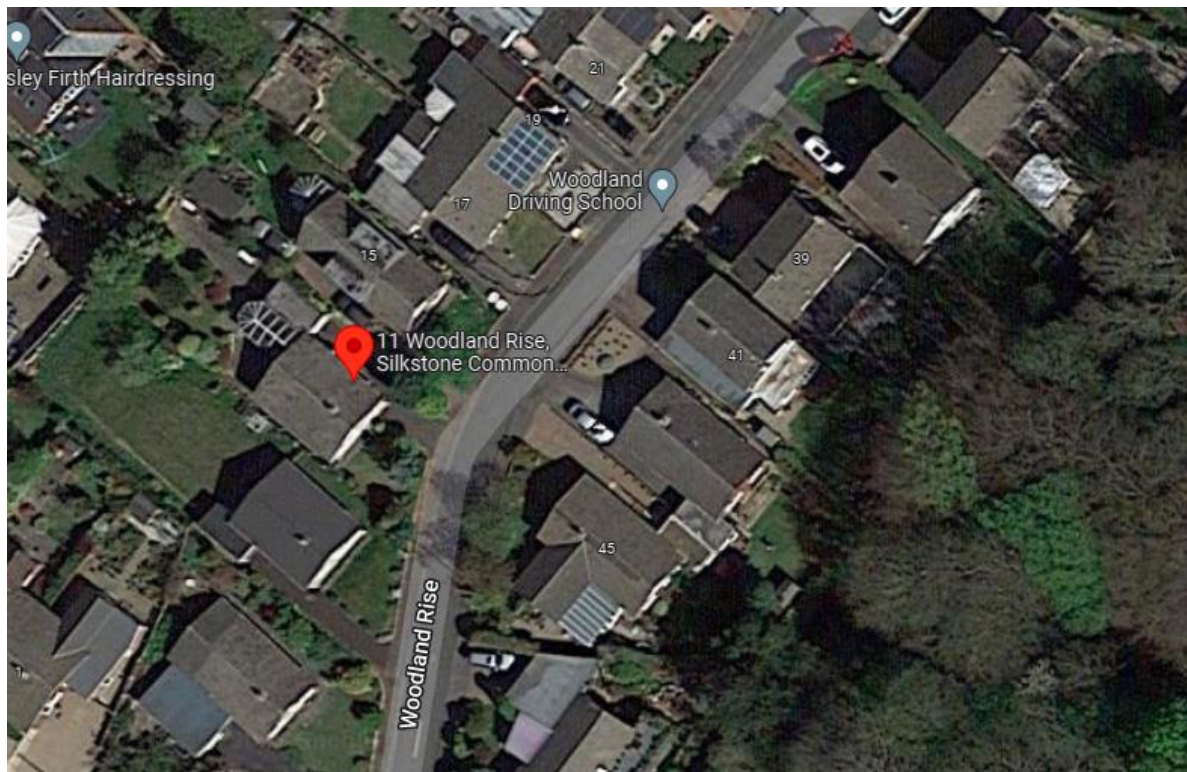
Description

11 Woodland Rise is a detached brick built bungalow which is located in a purely residential area of similar styled detached single and two storey properties. The dwelling is constructed from a light grey and buff brick with a small infill render panel to the front elevation. The property has a steep driveway and a sloping front garden.

The gable fronted property fronts towards Woodland Rise in a similar orientation to that of the neighbouring property to the south 9 Woodland View. 11 Woodland Rise, the application property, is set back from this property resulting in the front elevation being approximately level with the rear elevation of 9 Woodland View.

11 Woodland Rise is set at a higher level than the neighbouring property number 9 Woodland View, with the current driveway level being approximately level with the eaves height of the neighbouring dwelling. The properties to the north, located on Woodland Rise, are orientated on a staggered building line with 11a being set back. Beyond number 11, the dwellings are fairly level along Woodland Rise.



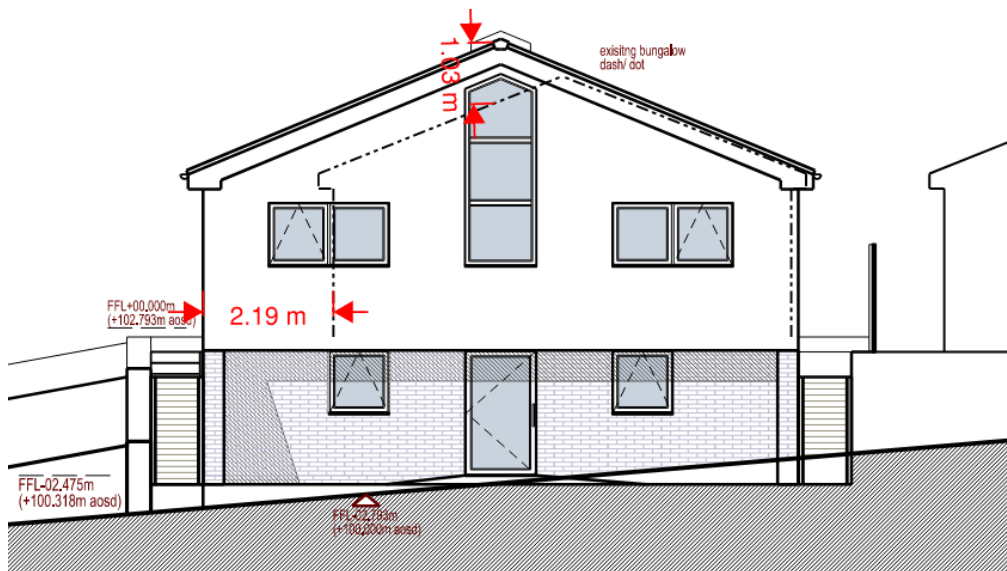




Proposed Development

The applicant seeks permission for the replacement of existing property with one dwelling. The proposal is to construct a 3 bedroom detached dwelling with a footprint of 145sqm. The dwelling is designed with a pitched roof and gable front and is split level. The proposal utilises the change of level of the site to provide an accessible entrance at lower ground level with provision for a future access lift along with plant room and gym. The cross section submitted with the application (below) shows that the height of the proposed dwelling is approx. 1m higher than the existing dwelling and would be 2.2m wider.

The plans have been amended during the course of the application and the materials changed from grey/blue brick to a light grey brick and a natural stone cladding to the front in a multicolour, in the place of the render proposed.



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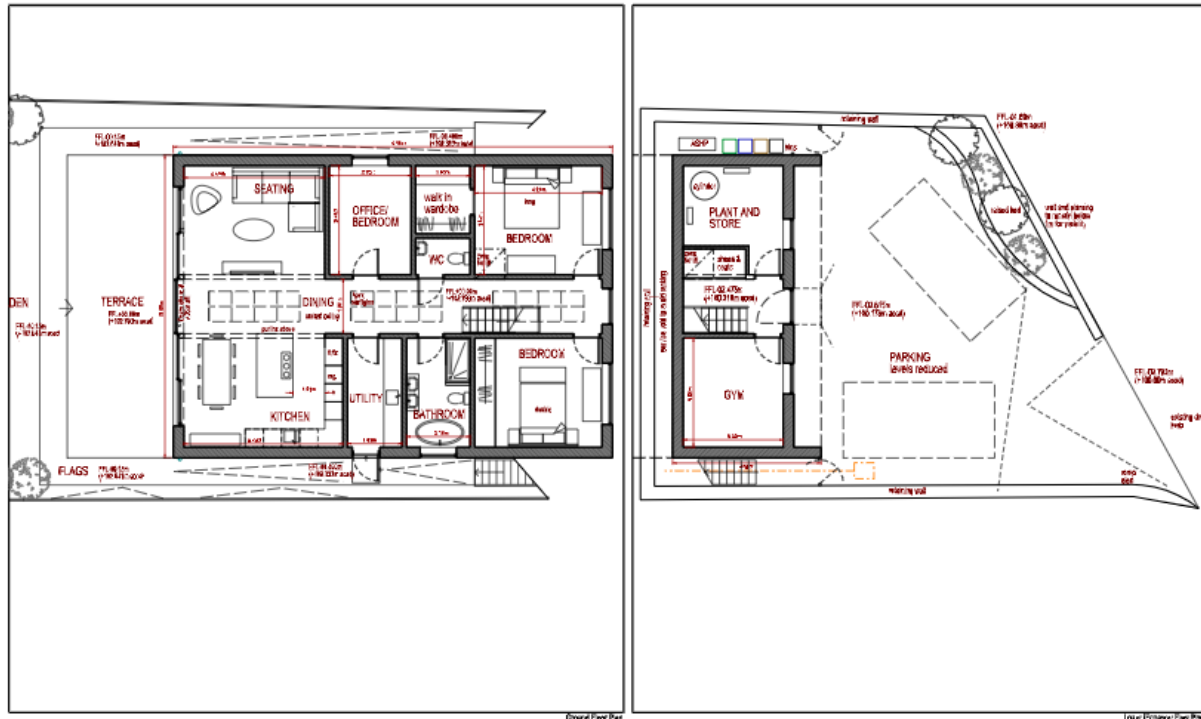
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Rechtsanw. Lit.

Project/Client: 11 Woodland Rise / Clark
Drawing Title: Floor Plans - Proposed
Drawing Number: 2129/TP/003
Scale at A3: 1:100



Date: Nov 21

**DSA**

10/10/2011

Calligraphy

am@ilse.nl

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www.fishbase.org/docs/default-source/fishbase-2016.pdf

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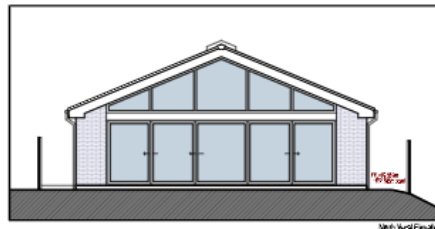
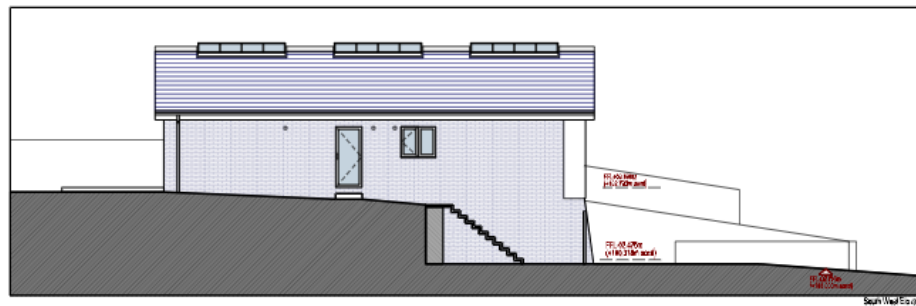
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Revision: –

Referral List

Project/ Client: 11 Woodland Rise / Clark
Drawing Title: Elevations SW&NW - Proj
Drawing Number: 2129/TP/005
Scale at A3: 1:100

Date: Nov 21

**DSA**

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space

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giriş gelişmeler ve sonuçları ile ilgili

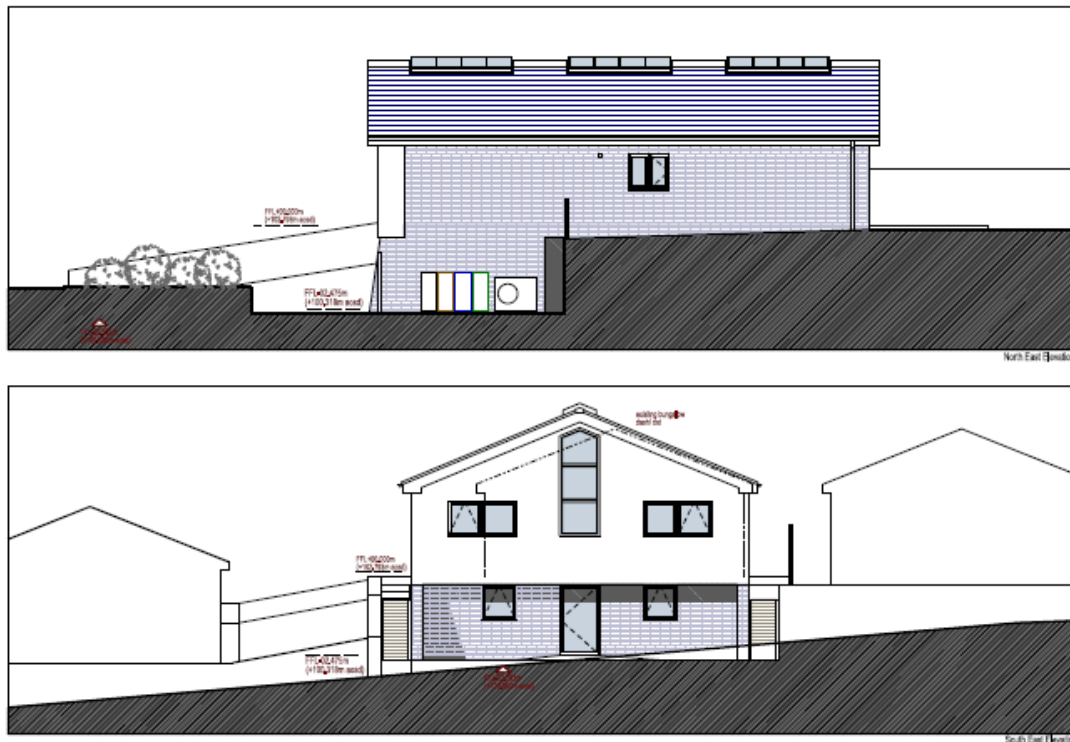
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Revision: A
 Revision Date: 11/06/2020 • Material amended

MATERIALS - PROPOSED
 Walls - sides and lower front, Marshalls Howden Grey brick
 Upper front in Real Stone Cladding, Multicolour
 Roof - Natural Blue grey slate
 Windows / Doors - Grey Aluminium
 Fasciae / Soffits - Grey PVCu
 Gutters / Pipes - Black PVCu

Project/Client: 11 Woodland Rise / Clark
Drawing Title: Elevations NE&SE - Proposed
Drawing Number: 2129/TP1004
Scale at A3: 1:100

Del



A Coal Mining Risk Assessment and Tree Survey has been submitted in support of the application.

Policy Context

The new Local Plan was adopted at the full Council meeting held on the 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is set within an area of Urban Fabric as allocated within the Adopted Local Plan.

The following policies are of relevance:-

GD1 General Development

H1 The Number of New Homes to be Built

H4 Residential Development on Small Non-allocated Sites

LG2 The Location of Growth

T3 New Development and Sustainable Travel

T4 New development and Transport Safety

SD1 Presumption in Favour of Sustainable Development

CC1 Climate Change

CC4 Sustainable Drainage Systems (SuDS)

D1 High Quality Design and Place Making
Poll1 Pollution Control and Protection
BIO1 Biodiversity and Geodiversity

SPDs

The proposals have been considered in relation to the following SPD's:-

- Design of housing development
- Parking
- Sustainable Travel

Other Guidance

South Yorkshire Residential Design Guidance

NPPF

The National Planning Policy Framework sets out the Governments 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 objections subject to conditions
Air Quality – 1 EVCP to be provided
Pollution Control – No objections subject to condition
Drainage – Details to be checked by Building Control

Representations

Neighbour notification letters were sent to surrounding properties; 2 letters of objection have been received in relation to:

- Loss of light to windows and garden
- Disruption during construction period
- Damage to property during groundworks
- Impact on drainage
- Concerns with regard to the location and height of retaining wall
- Concerns with regard to location and noise from plant room
- The modern design does not fit in with the area

Assessment

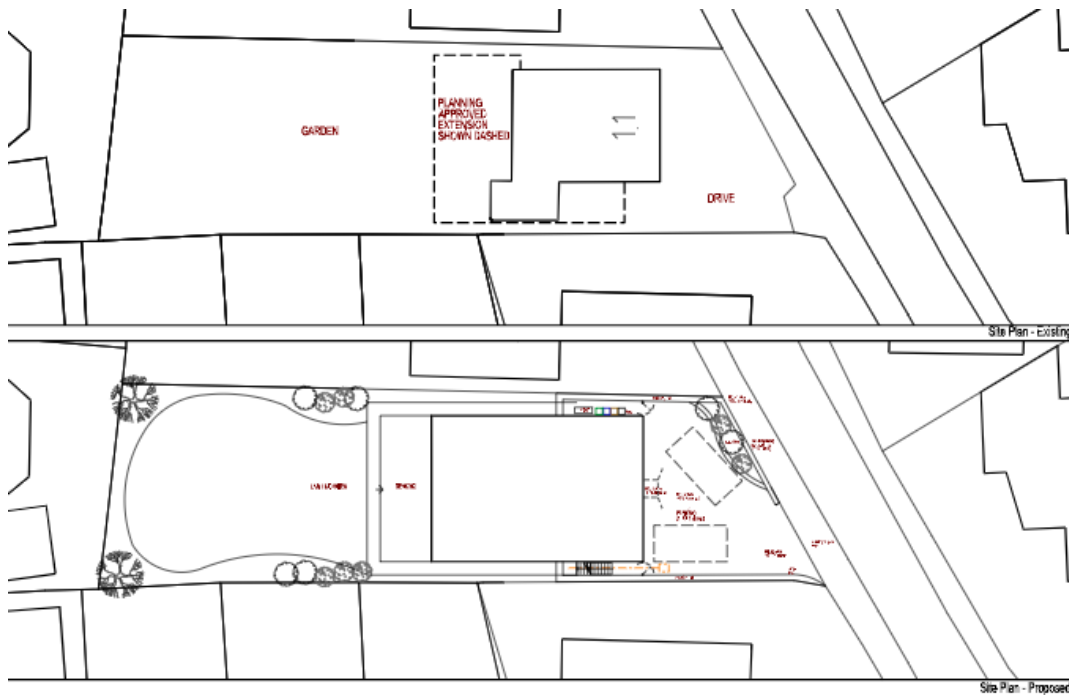
Principle of development

The site falls within urban fabric which has no specific land allocation, however the site and surrounding area is made up principally of housing. Extensions/alterations and replacement

residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety

Residential Amenity

The proposed dwelling would be set to the north east of 9 Woodland View. Due to the location of the dwelling and orientation to the path of the sun, the proposal should not result in significant increased levels of overshadowing of the neighbouring property, 9 Woodland View to an unreasonable level.



The dwelling would be located to the south of 11a Woodland Rise, which could lead to some overshadowing over this dwelling, however due to the staggered building line of the properties on Woodland Rise, the dwelling would not project beyond the rear elevation of this property and therefore would not lead to a significant increase in overshadowing to this dwelling to a detrimental level.

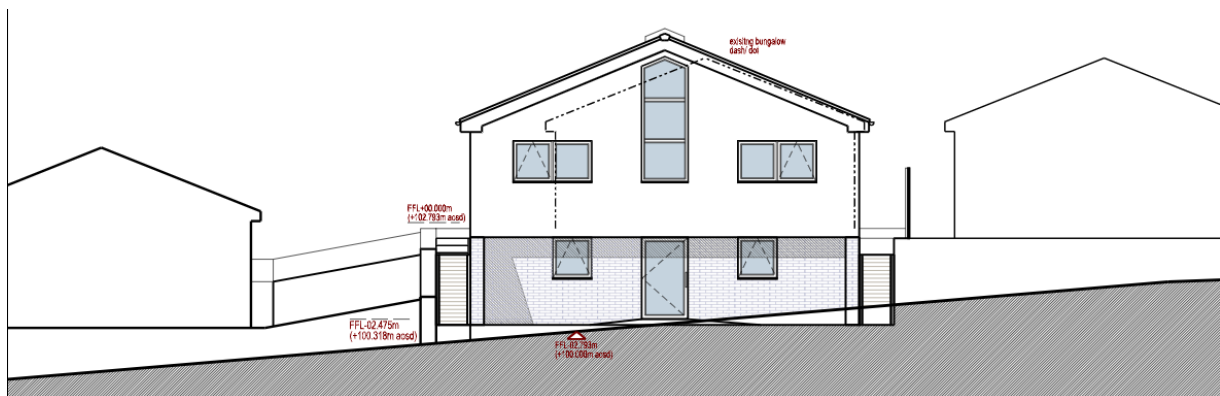
It is acknowledged that the application property is set at a higher level than the neighbouring property to the south 9 Woodland View, which could lead to a reduction in outlook from the side window of the neighbouring dwelling, however this would not be significant enough to warrant a refusal of permission on this basis, given that the applicant could extend to the side and rear of their dwelling under permitted development rights. Concerns have also been raised with regard to the retaining walls proposed, however the cross section plan shows that they would not exceed 2m in height when measured from the ground level of the adjacent dwelling's garden, therefore they should not cause any significant impact by way of overshadowing or a loss of light as the applicant can erect a wall or fence of 2m in height without planning permission.

Whilst not a material planning consideration, concerns have been raised in relation to disturbance during the construction period and a condition should be included which restricts construction working hours in line with advice given by the Pollution Control Officer.

Visual Amenity

There is a variety of different dwelling designs/styles along Woodland View and Woodland Rise including one and a half and two storey dwellings, constructed of buff/red brick and some with rendered elements. The proposed dwelling is larger than the existing dwelling in that it is designed as a split level property and the cross section submitted with the application (below) shows that the height of the proposed dwelling is approx. 1m higher and would be 2.2m wider than the existing dwelling. Given that the dwelling is set on a sloping road, number 9a is set at a lower level and number 11 is set at a similar height to the existing dwelling, as the increase is only approx. 1m higher it is felt that the proposal is acceptable on balance and would not be overly dominant within the street scene.

The proposal is a modern design, however given that there is a mix of different house types along Woodland View, it is felt that the design put forward is acceptable subject to the materials proposed. The plans have been amended during the course of the application and the proposed bricks have been changed from a blue/grey to a light grey, which is similar to the grey/buff bricks used on the existing dwelling. The applicant has also proposed a natural stone panel to the front in place of the render. This is acceptable as it would be of similar colours to the bricks used on the existing dwellings and stone cladding can be seen on some of the adjacent dwellings. It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making.



Impact on Trees

A Tree Survey has been submitted with the application. The existing trees are mainly located to the rear of the site and are of a category C and are of a low amenity value. The trees to the rear of the garden should not be significantly impacted by the proposals. It is proposed to provide planting to the front of the site within a raised bed, however it is not felt that a landscaping scheme is required as the trees/shrubs that require removal to the front of the site are not of any significant value.

Highway safety

Highways have raised no objection to the proposal and as such is considered acceptable in terms of its impact on highway safety. The proposed dwelling requires the provision of 2 off-street parking spaces and these are provided. The existing vehicle and pedestrian access to the site is via a steeply sloped narrow driveway; the proposed development would see this replaced with a gently sloping open 'courtyard' style arrangement.

As such, the proposals result in an overall improvement to the vehicle/pedestrian access and parking arrangements of the site and are therefore considered acceptable from a highways development control perspective subject to conditions.

Other Issues

Concerns have been raised in relation to potential damage caused during the construction period. It is the responsibility of the builder and applicant to ensure a safe environment and is not a material planning consideration in the determining of this application.

Recommendation

Approve with conditions