
2024/0204

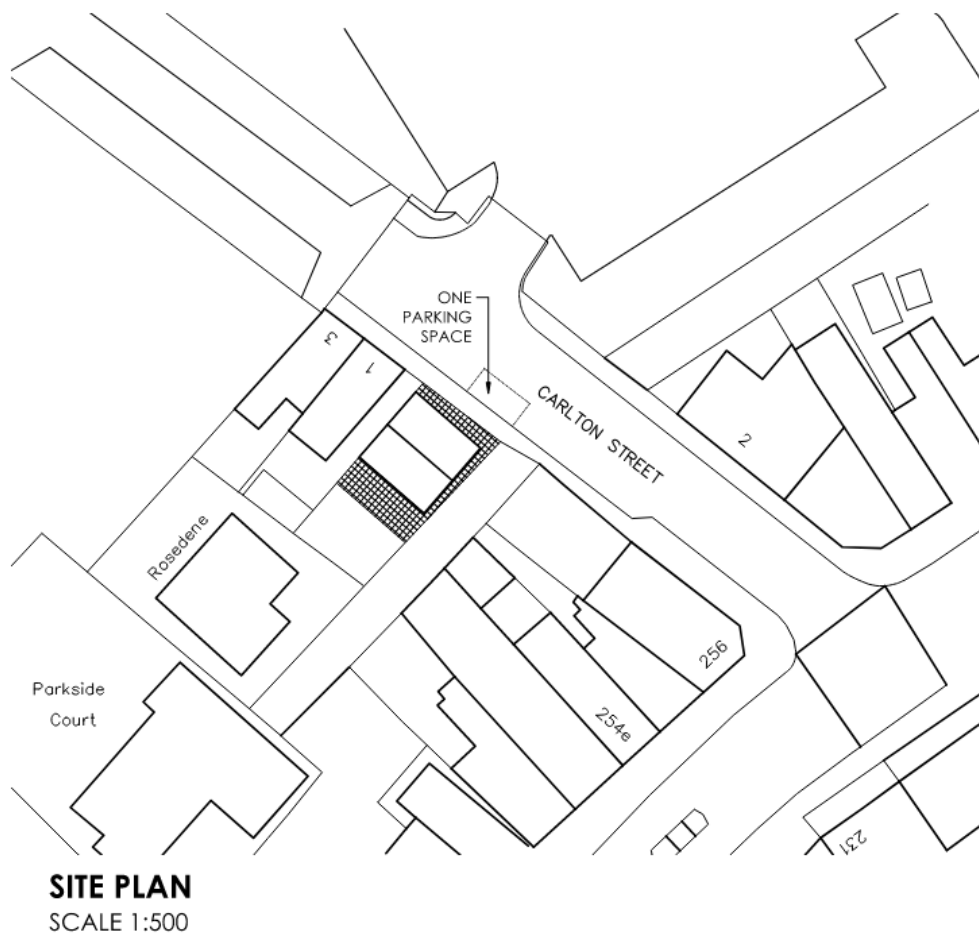
Mr A Selby

Demolition of existing building and erection of detached dwelling

1 Carlton Street, Cudworth, Barnsley, S72 8ST

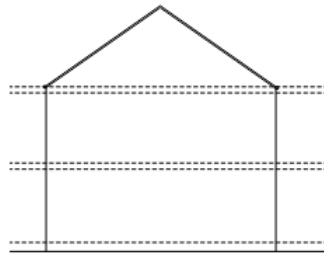
Site History

2022/1007 - Demolition of existing building and erection of detached house – Approved with conditions

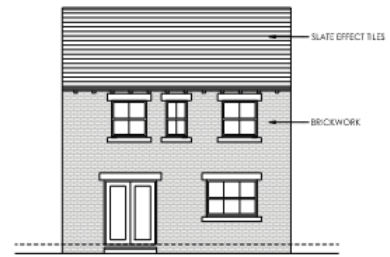




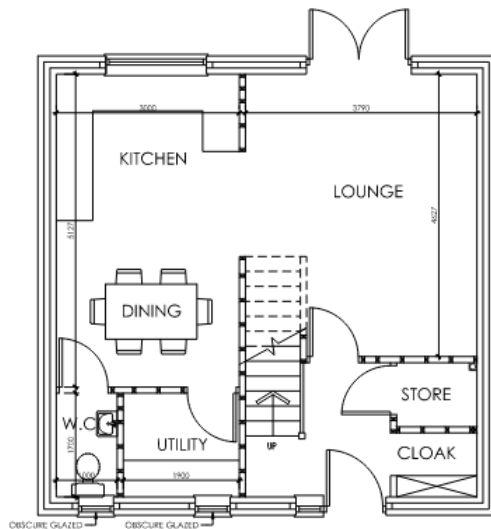
PROPOSED FRONT ELEVATION
SCALE 1:100



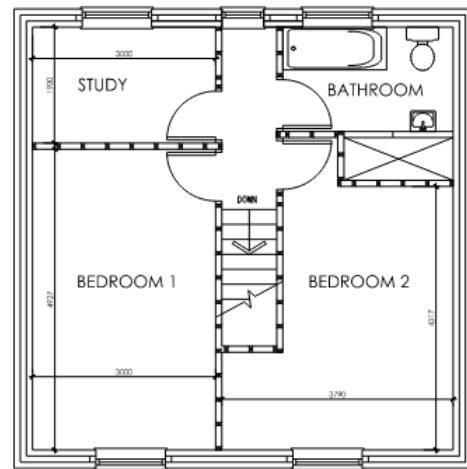
PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100



**PROPOSED
GROUND FLOOR PLAN**
SCALE 1:50

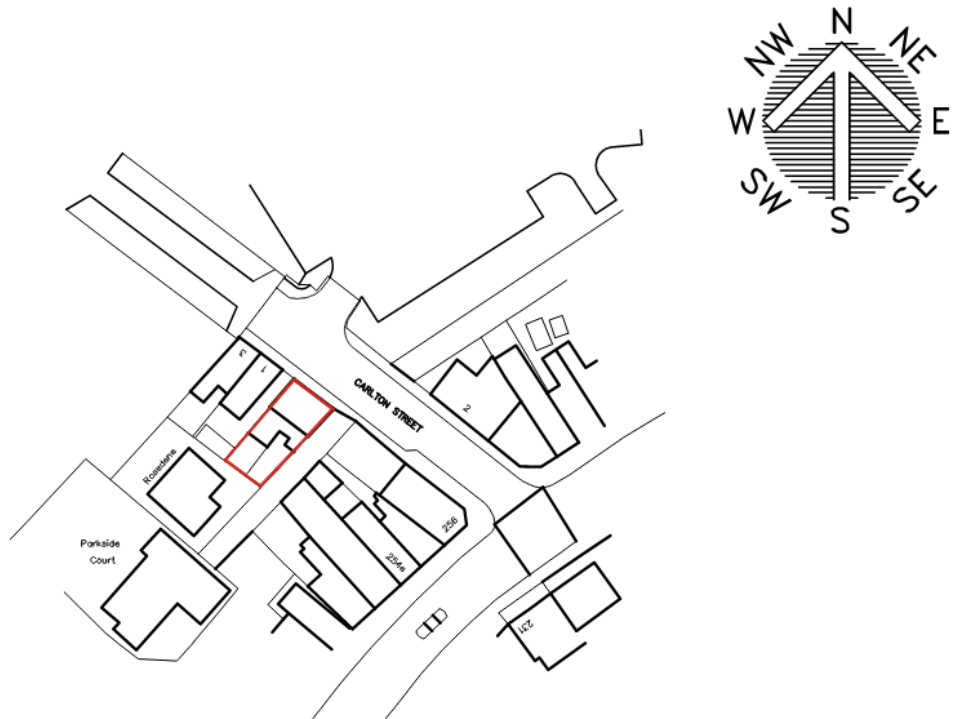


**PROPOSED
FIRST FLOOR PLAN**
SCALE 1:50

Approved plans

Site Description

This subject property is a redundant property. The site is on the edge of Cudworth town Centre, located nearby to Cudworth Welfare Park. Almost directly opposite the subject property is the Cudworth Centre. There are a few houses adjacent to the subject property, however the area is predominantly commercial in nature. The site is located in Urban Fabric and is not within a Conservation Area, nor the Green Belt.



LOCATION PLAN

SCALE 1:1250

Proposed Development

The applicant is seeking permission for the demolition of the existing building and erection of a detached house. The dwelling would measure approximately 9m in height with a dual pitch roof with eaves of 5.2m. The dwelling would be constructed from brick and slate effect tiles. There would be fenestration to the front and rear elevations. The proposals differ from the previous approval in that the dwelling has been increased in height by 1m in order to provide rooms within the roofspace. A parking space is also included within the rear garden. The changes result in a 4 bed property.

out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances require it.

Relevant Local Plan policies include:

SD1 – Presumption in favour of sustainable development – When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

GD1 – General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

D1 – High Quality Design and Place Making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

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.

H6 – Housing Mix and Efficient use of land - Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

T3: New Development and Sustainable Travel – New Development will be expected to:

- Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.
- Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document.

T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

BIO1: Biodiversity and geodiversity – Development will be expected to conserve and enhance the biodiversity and geological features of the borough.

Supplementary Planning Documents

- Design of housing development
- Parking
- Sustainable Travel

NPPE

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.

Other material considerations

South Yorkshire Residential Design Guide - 2011

Consultations

Biodiversity- Recommend approval, subject to condition.

Drainage- Details are sufficient, happy for them to be checked by building control.

Highways- Recommend approval, subject to condition.

Pollution Control- Recommend approval, subject to condition.

Ward Cllrs- No comment received.

Yorkshire Water- Recommend approval, subject to condition.

Representations

No comments received

Assessment

Principle of development

The site is located in the Urban Fabric with residential properties immediately adjacent to the site, however it is noted that the area is mostly commercial in nature.

The site already has the benefit of an extant planning permission for the demolition of the building and erection of a single dwelling. As such the principle of residential development of one house on this site has been established. Local Plan Policy H4 states that residential development on small non-allocated sites will only be allowed where it complies with other relevant sections of the Local Plan. These will be discussed below.

Visual Amenity

Local Plan Policy D1 High Quality Design and Place Making, sets out the principles that will apply to the consideration of planning applications for new housing development.

The street scene is varied with the adjacent dwellings being a pair of semi-detached dwellings, constructed from brick with dual pitch roofs, there are also a number of flats within the immediate area of similar construction.

The proposed dwelling would be constructed from brick, tile and would have a dual pitch roof, alike the other dwellings seen in the immediate vicinity, thus assimilating well. The proposed dwelling would be considered a betterment to the redundant property currently occupying the site and would introduce fenestration to the front elevation ensuring an active frontage. In terms of the increase in height, the increase is minor at an additional 1m and as the property is set on the corner the slight increase would not be significant visually and would not appear dominant within the street scene.

Proposed external materials can be covered through planning condition. The proposed development is therefore acceptable in terms of visual amenity in accordance with Local Plan Policy D1: High Quality Design and Place Making.

Residential Amenity

The Supplementary Planning Document 'Design of Housing Development' provides guidance in terms of separation distances and other amenity requirements, in order to ensure that any new development does not cause significant impact by way of overlooking, overbearing and overshadowing of existing dwellings and their private gardens. Further detailed guidance on residential development is provided in the South Yorkshire Residential Design Guide. The Guide includes information requirements, design guidelines and technical requirements.

The dwelling has been designed so that there are only habitable room windows to the front and rear elevation. The adjacent dwelling does not appear to have any habitable windows and the existing property is already built extremely close to the neighbouring property and therefore there will be no further impact or overlooking.

To the rear of the property is Rosedene, the agent has confirmed by photograph in the previous planning application that there are no habitable room windows to consider and therefore there will be no issue through overlooking. It is however noted that the proposed dwelling will be looking onto a blank elevation at a distance of around 11m. Whilst the SPD states that there should be 12m between habitable room windows and blank elevations, the existing property does not adhere to this distance and looks onto Rosedene at 8.6m, therefore a case can be established here that the proposed dwelling would be a betterment in terms of amenity and that 1m is not sufficient enough to refuse the application against.

Furthermore, the proposed habitable room windows would be looking onto the side garden of Rosedene at 8.4m. Whilst again this is less than the 10m that the SPD proposes, the existing property would be looking onto this property at 5.5m and therefore again a case can be established that this is a betterment in terms of overlooking. In addition, it is considered that views would be obscured by existing hedgerows and tree cover. Whilst the proposal involves the formation of windows within the roofspace, these are rooflights and would not cause any significant increased overlooking due to their position.

There are no residential properties to the front elevation to consider.

In terms of the residential amenity of any future occupiers, the proposed room sizes are in line with the SYRDG and the recommended internal spacing standards. In terms of external spacing, the dwelling would replace an existing dwelling in a similar siting. The property would benefit from a rear garden of approximately 66sqm, however a parking space has been included within the rear garden which reduces the useable area down to 55sqm, however on balance it is not considered that this would impact amenity to a significant extent, in order to warrant a refusal of permission on this basis. Permitted Development rights should be removed to prevent any extensions of the property to ensure that sufficient garden area remains.

Given the above, the proposal is therefore considered to be acceptable in terms of residential amenity in compliance with Local Plan Policy GD1: General Development.

Highways

The Highways Officer has been consulted on the application and states that: 'The site has extant permission (2022/1007) for the erection of a two-bedroom detached dwelling, permission is now sought to instead erect a four-bedroom dwelling; the site is occupied by a vacant dilapidated building which would be demolished. The proposed site plan shows the intention to provide two parking spaces, one space being off-street accessed via the adjacent service track and one space being an on-street parking space on Carlton Street. However, there is a Traffic Regulation Order in place along the Carlton Street site frontage in the form of a single yellow line with a prohibition of waiting order between the hours of 8am to 6pm Monday to Saturday. The applicant/developer should be made aware that it may be an option to formally revoke the TRO but it would cost the developer a minimum of £7,500 in legal/processing fees, plus the labour costs required to remove the lining. If this did prove to be financially viable, even with the TRO revoked and the carriageway along the site frontage left unrestricted, this would not constitute a designated or 'private' space for the use of any future resident, the area would be available for anyone to park at any time.

In view of the above, the proposed dwelling must therefore be assessed as having one parking space. Being mindful that the existing building could be brought back into use without the need for planning permission and therefore without any parking provision and also taking into account the sites' sustainable location close to numerous amenities within the centre of Cudworth and within 200m of bus stops, the proposed parking provision is deemed to be sufficient.'

Therefore, on balance, the proposals are considered acceptable from a highways perspective in accordance with Local Plan Policy T4.

Biodiversity

The application was supported by a bat survey. No roosting bats were noted to be using the building and no adverse impact upon bats is anticipated as part of the proposals. The report recommends enhancement measures, which are welcomed. As such, the application can be supported from a Biodiversity perspective subject to condition which has been agreed by the agent, in accordance with Local Plan Policy BIO1.

Drainage

Colleagues in Drainage have assessed the details presented on the plans and have not raised any objection to the proposal. Yorkshire Water have recommended various conditions to protect the local aquatic environment and Yorkshire Water infrastructure.

Pollution Control

Pollution Control have been consulted and note that the development could adversely impact upon health and quality of life and therefore have recommended a condition to ensure construction or demolition works will only take place during specific hours to ensure accordance with Local Plan Policy POLL1.

Conclusion

The applicant is seeking permission for the demolition of the existing property and erection of a new 4 bed dwelling. The proposed is considered to be high quality development that would be a betterment to the existing property, would not unduly impact on residential neighbours, highway safety, would ensure the protection of protected species and would protect local aquatic environment and drainage infrastructure.

For the above reason, the proposed development is recommended for approval.

Recommendation

Grant subject to conditions