

ROGER LEE PLANNING LTD

Chartered Town Planner – BA(Hons) MRTPI

Residential and Commercial Planning : Planning Applications, Appeals and Enforcement

PLANNING STATEMENT

DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF TWO DETACHED DWELLINGS AT 241 MANCHESTER ROAD, MILLHOUSE GREEN

APRIL 2021

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Company Registration Number
07717424

18 Leeds Road
Methley
Leeds
LS26 9EQ

PHONE 01977 516447
MOBILE 07504 759486
EMAIL roger.leeplanning@gmail.com

1. INTRODUCTION

- 1.1 This statement is produced in support of a planning application for the demolition of the existing dwelling and development of two detached dwellings on land at 241 Manchester Road, Millhouse Green.
- 1.2 The purpose of the statement is to provide an evaluation of the site and planning history, together with a review of local and national planning policies before presenting a case in support of the appeal taking into account to all material planning considerations.

2. THE SITE AND PLANNING BACKGROUND

- 2.1 The site is situated to the north of Manchester Road and comprises a detached dwelling, which has been subject to a number of extensions, and associated garden areas.
- 2.2 Land levels rise steadily from Manchester Road to the rear boundary of the site and the existing dwelling is elevated from the public highway.
- 2.3 It is a brick built property with a single access and driveway positioned close to the western boundary of the site. There is a stone wall running along the front boundary and a grass verge between the site boundary and the road.
- 2.4 The Methodist Church is adjacent to the site to the west, there are open fields to the east and north, and existing properties across Manchester Road to the south.

3. THE APPLICATION

- 3.1 The application proposes the demolition of the existing dwelling on the site and the construction of two detached dwellings with separate points of access onto Manchester Road.
- 3.2 The dwellings will be of individual two storey designs set back from the main road and will be constructed in natural stone with slate roofs. Private garden areas will be provided for each plot to the rear with patio and sitting out areas. Plot 2 would have a large garden area to the side and both plots would have front gardens. The existing mature trees and vegetation on the eastern boundary of the site would be retained.
- 3.3 Both dwellings would be five bedroom properties with integral double garages and facilities to turn within each plot so that vehicles can enter and exit the dwellings in forward gear onto Manchester Road.

4. PLANNING POLICY FRAMEWORK

Local Planning Policy

- 4.1 The statutory development plan consists of the Barnsley Local Plan which was adopted in January 2109.

- 4.2 The bulk of the site has no specific allocation in the Local Plan forming part of the urban fabric and located within an existing settlement. An approximate 20% area of the site is within the adopted Green Belt.
- 4.3 Policy SD1 advises that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- 4.4 Policy GD1 advises that proposals for development will be approved if amongst other things:
- *there is no significant effect on the living conditions and residential amenity of existing and future residents;*
 - *the development is compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land;*
 - *adequate access and internal road layouts are provided;*
 - *appropriate landscaped boundaries are provided where sites are adjacent to open countryside;*
 - *existing trees are considered in the layout of development.*
- 4.5 Policy H4 advises that proposals for residential development on sites below 0.4 hectares will be allowed where the proposal complies with other relevant policies in the Plan.
- 4.6 Policy T3 requires new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.

- 4.7 Policy T4 expects new development to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.
- 4.8 Policy D1 expects development to be of a high quality design and to respect and reinforce the distinctive local character of the area. Particular regard should be paid to scale, layout, building styles and materials in the locality.
- 4.9 Policy GB1 advises that the detailed boundaries of the Green Belt are defined on the Policies Map and that the Green Belt will be protected from inappropriate development in accordance with national planning policy.

National Planning Policy

- 4.10 The revised National Planning Policy Framework ("NPPF") was published in July 2018, alongside updated supporting Planning Practice Guidance. A revision to the Framework was published in February 2019. This contains a number of minor revisions to the July version.
- 4.11 Paragraph 7 advises that the purpose of the planning system is to contribute to the achievement of sustainable development, with the objective of sustainable development being to meet the needs of the present without compromising the ability of future generations to meet their own needs.

4.12 Paragraph 8 refers to the three dimensions to sustainable development - economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- *an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- *a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- *an environmental role– contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

4.13 The Government has made clear its expectation, through the Framework, that the planning system should positively embrace well-conceived development to deliver the economic growth necessary and the housing we need to create inclusive and mixed communities. The 'presumption in favour of sustainable development' is the golden thread running through national policy. With regarding to decision-taking,

Paragraph 11 confirms this means approving development proposals that accord with the development plan 'without delay'. Where the development plan is absent, silent or out-of-date, planning permission should be granted, provided the impacts do not significantly and demonstrably outweigh the benefits.

- 4.14 Paragraph 59 confirms that it is the Government's objective to significantly boost the supply of homes and in doing so ensure that a sufficient amount and variety of land can come forward where it is needed.
- 4.15 Paragraph 68 sets out that small and medium sized sites can make an important contribution to meeting the housing requirements of an area and that local planning authorities should give great weight to the benefits of using suitable sites within existing settlements.
- 4.16 Paragraph 124 advises that good design is a key aspect of sustainable development, creating better places in which to live and work and helping to make development acceptable to communities.
- 4.17 Paragraph 127 advises that planning policies and decisions should aim to ensure that developments;
 - i. are visually attractive as a result of good architecture and appropriate landscaping;
 - ii. sympathetic to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation or change; and

- iii. function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

4.18 Paragraph 133 states that *"The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence"*.

4.19 Paragraph 134 states that there are five purposes for including land in the Green Belt, these being;

- i. *To check the unrestricted sprawl of large built up areas;*
- ii. *To prevent neighbouring towns from merging into one another;*
- iii. *To assist in safeguarding the countryside from encroachment;*
- iv. *To preserve the setting and special character of historic towns; and*
- v. *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

5. CASE IN SUPPORT OF THE APPLICATION

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF also makes a similar statement.

5.2 The bulk of the site is within the urban fabric of Millhouse Green with a small area (shown on drawing number 21-801-158 rev B) within the Green Belt. The current use of that green belt allocated area is domestic garden within the residential

curtilage of the host property. The proposals will not alter that existing use – it will remain as domestic garden area to plot 2. In green belt terms therefore the use of this area will not conflict with the openness or purposes of including land in the green belt as set out in paragraphs 133 and 134 of the Framework. Although the eastern elevation of plot 2 will run close to the green belt boundary, no development will take place within the green belt area and the existing trees and vegetation on the eastern boundary of the site will be retained and will serve to protect landscape character and views into and out of the green belt.

- 5.3 There is no conflict with policy GB1 of the Local Plan as this seeks to protect the green belt from inappropriate development and no development will take place in the green belt – the proposals will maintain the status quo in terms of the existing land use.
- 5.4 Policy SD1 of the Local Plan advises of a presumption in favour of sustainable development which reflects the main thrust of the NPPF which reaffirms that it is the Government's clear expectation that local planning authorities should deal promptly and favourably with applications that comply with up to date plans and that there will be a strong presumption in favour of sustainable development that accords with national planning policies.
- 5.5 In view of the above it is helpful to consider whether or not the application site is sustainable. It is well located in relation to the village with immediate access onto Manchester Road and is within walking distance of local bus stops.
- 5.6 One of the objectives of the NPPF is to widen the choice of high quality homes and to significantly boost the supply of housing and, in this case, the proposal would

make a modest yet positive contribution to housing supply in the village, therefore satisfying numerous areas of advice in the NPPF, particularly paragraphs 7, 8, 11, 59 and 68.

- 5.7 It is therefore considered that the proposal is compliant with the broad objectives of the NPPF in that it has will provide economic benefits and also reflects the general need and demand for housing in the area.
- 5.8 The development is laid out such that it would not have any impact on occupants of existing properties in the immediate vicinity of the site, with no overlooking or privacy issues arising. The internal layout of the two plots would likewise ensure no overlooking or privacy concerns, with boundary screening between the two plots serving to protect amenity further. Sufficient areas of private garden and amenity space are provided commensurate to the size of each plots.
- 5.9 Individual access points are proposed splayed so that there will be sufficient visibility in both directions along Manchester Road. Each plot would have space for a minimum of three spaces each.
- 5.10 Having regard to policies H4, GD1, T3 and T4 the proposals are in compliance with each of these policies.
- 5.11 In design terms, there is a mix of building styles and materials in the locality as well as a mix of scale and a varied layout with no predominant building line. The proposed two storey dwellings constructed in stone and slate would fit appropriately into the character and layout of the area and will provide a suitable

level of density on a site of just over 0.2 hectares. Policy D1 of the Local Plan and the guidance at paragraphs 124 and 127 of the Framework are satisfied.

6. CONCLUSION

- 6.1 It is our view that the proposal complies with the requirements of all local and national planning policies. The proposal represents appropriate sustainable development and NPPF also advises that decision takers at every level should seek to approve applications for sustainable development where possible.
- 6.2 There are benefits arising from the proposed development in that it would assist in boosting the local economy. There would be economic benefits associated with the development, in terms of direct and indirect jobs during the construction period, spending within the construction industry supply chain and spending by future residents in the area, as well as benefits from council tax payments. There would be environmental benefits relating to the sustainable location, the proximity of the services and the resulting options for travel other than the private motor vehicle. There would also be social benefits from the provision of new housing including affordable housing.
- 6.3 We would therefore request that planning permission is granted.