

2024/0910

Mr D Wroe

Erection of single dwelling

Land adjacent to 108 Cemetery Road, Hemingfield, Barnsley, S73 0QG

Planning History

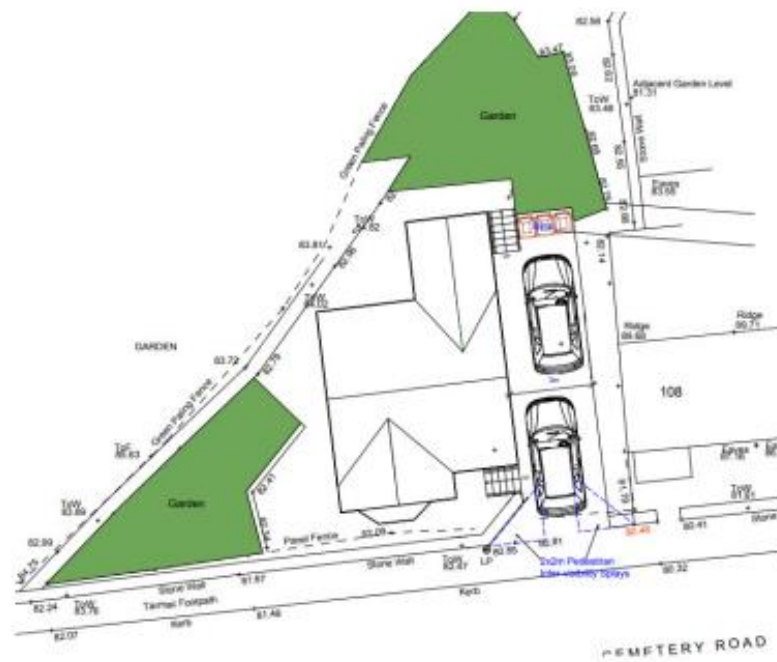
No planning history

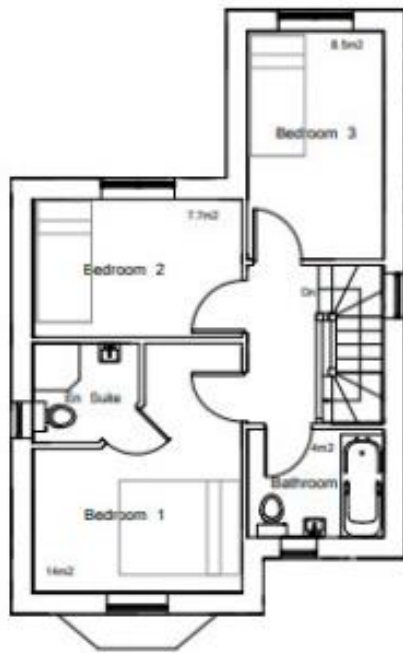
Site Description

The site is set to the north of Cemetery Road, Hemingfield. The site is triangular in shape and is bound by a railway line running through a cutting along the boundary of 108 Cemetery Road to the east. The boundary to Cemetery Road comprises of a 1.2m high stone wall behind which is a timber fence. The site was historically developed supporting no.110 Cemetery Road the date of demolition of which is unknown.

The planning statement indicates that there have been a number of Pigeon sheds on the site previously, however these are now removed. The site is currently vacant, it comprises an area of hard standing and retaining wall, with a fall in levels of approx 2.5m from the rear boundary to highway.

Site Layout





Proposed Development

The application seeks full planning permission for the erection of a single detached two storey dwelling. The property would support 3 bedrooms measuring 83sqm in overall floor area. The Ground Floor of the dwelling has a Hall, Lounge, Kitchen/Diner, WC, and the first floor has three bedrooms (1 en-suite) and family bathroom.

The property would be constructed from stone and a slate roof. The front elevation has been designed with a pitched roof projecting gable which would also have bay window at ground floor and all windows to have heads and cills.

The property has private gardens to the front and rear and off-road parking for 2 vehicles. The existing stone boundary wall to cemetery road would be largely retained, with the access to the created.

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. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

The site is set within Urban Fabric as shown on the Local Plan Maps, therefore the following polices are of relevance:-

GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.

H4 Residential Development on Small Non-allocated Sites, proposals will be supported where they are located on previously or part developed land, are within a village, are accessible and have good access to a range of shops and services.

T3 'New Development and Sustainable Travel'

T4 'New Development and Transport Safety'

D1 'High Quality Design and Place Making'

Poll1 'Pollution Control and Protection'

BIO1 'Biodiversity and Geodiversity'

SPD's

-Design of Housing Development

-Parking

Other

South Yorkshire Residential Design Guide

NPPF (December 2024)

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

Highways – No objection subject to conditions

Drainage – Approve subject to conditions

Pollution Control – No objections subject to condition

Coal Authority - No objection subject to condition

Yorkshire Water – No comments received

Ecology – No objections subject to conditions

Tree Officer – No comments received

Network Rail – No objections subject to conditions

Representations

Neighbour notification letters have been sent to neighbouring properties and a site notice posted. No comments have been received as a result.

Assessment

Principle of development

The site is located within an area of Urban Fabric where Local Plan Policies GD1 'General Development' and H4 'Residential Development on Small Non-allocated Sites' apply. These require that development should be compatible with its surroundings, in this case the site is an infill plot between other residential properties and the railway line, therefore the proposal is acceptable in principle subject to the detailed assessment below. The existing end terraced dwelling at number 108 is not classed as a 'larger dwelling' therefore policy H9 does not apply in this instance.

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, including conversions, infill and backland development. Developments on infill sites should, in accordance with the guidance contained in the SPD contribute to the character and appearance of an area. In particular, new buildings should follow existing building lines and respect the existing pattern of development.

The immediate street scene consists of a variety of properties including terrace, detached and semi detached dwellings, constructed of stone and brick. The proposed dwelling has been designed as a traditional detached dwelling, with design details to match the adjacent terraced dwellings, with stone heads and cills and vertically emphasised window openings. The site section shows that the dwelling is only marginally higher than the existing terraced dwelling

and would not appear as an overbearing feature within the street scene. The dwelling is designed as such that it would fit in comfortably within the existing street scene. The proposal is considered to be acceptable when measured against Local Plan Policies GD1 and D1.

Residential Amenity

As this is an infill plot, one of the main considerations would be the impact of the proposal upon the residential amenity of the surrounding residential properties, in particular the adjacent dwelling number 108.

The SPD Designing 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 overshadowing or loss of outlook and in order to provide adequate amenity space, development will usually be expected to comply with the external spacing standards.'

The site plan shows that the dwelling would not cause any significant overshadowing, overbearing or overlooking impact to the adjacent dwellings. The SPD states that there should be a minimum of 12m between a blank gable and habitable room windows and 21m between habitable room windows of the proposed dwelling and of adjacent dwellings. The submitted layout plan shows that the proposal is designed to meet the required separation distances set within the SPD.

The SPD and South Yorkshire Residential Design Guide also provides guidance in relation to amenity areas and states that 'rear gardens of proposed dwellings should be at least 50sqm in the case of two bedroom houses/bungalows and 60sqm for houses/bungalows with three or more bedrooms.' The garden areas of the existing and proposed dwelling would be of a sufficient size in order to comply with the SYRDG and SPD in relation to amenity standards. The room sizes and overall floor area of the property would meet the requirements of the SYRDG. Details of landscaping shall be conditioned.

In terms of noise and disturbance, the plot is large and allows for sufficient separation from the adjacent properties. The proposal would be able to provide separate parking areas and garden areas, and once constructed should not cause significant harm in terms of noise and disturbance. The site is bordered by an active railway line and runs through a cutting which significantly reduces noise from rail traffic. No objections have been raised by the Pollution Control Officer or Network Rail with this regard, subject to conditions.

As such the proposal complies with Policies GD1 and the Council's Supplementary Planning Document 'Designing New Housing Development' and The South Yorkshire Residential Design Guide.

Highway Safety

The Highways Officer has been consulted and has no objection to the scheme. The Highways Officer has commented that 'the proposals comprise the erection of a single detached dwelling on a triangular plot of land that sits between the railway line and a block of five terraced dwellings on the northern side of Cemetery Road in Hemingfield.

The plot is in a sustainable location with bus stops less than 200m away in both directions along Cemetery Road and there are a small number of amenities within the centre of Hemingfield approx. 350m from the site.

The proposed site plan includes off-street parking provision for two vehicles which is sufficient. Given that Cemetery Road is classified (C549) there is typically a requirement for vehicles to enter and exit in a forward gear, however, given the local context, and taking into consideration

that a number of properties within close proximity have off-street parking spaces with no turning facilities, it is not considered justifiable to require such facilities to be provided for this single dwelling.

A search of the road accident data reveals that no personal injury accidents have been recorded during the last 5 years within 300m of the site in either direction along Cemetery Road. In terms of the vehicular access/driveway, the proposed plans/sections demonstrate that 2m by 2m pedestrian visibility splays are to be provided at the vehicular access point and the gradient of the driveway does not exceed 1:12 as per the South Yorkshire Residential Design Guide.'

In view of the above, the proposals are considered acceptable to the Highways Officer, subject to conditions. Given the above, the proposal is considered to be acceptable in terms of highway safety and sufficient parking can be provided within the site in line with the SPD Parking and in accordance with policy T4 of the Local Plan.

Impact on trees

The Tree Officer has been consulted and has not commented on the proposal. The Tree Officer was consulted as part of a pre-application enquiry at the site and stated that there are some small trees and shrubs just off site to the side of the rail line and nothing with any real value on the site. I cannot see any real issues with the development of this site subject to the final proposal put forward being located so as to avoid any issues with the off site trees as they grow.' The trees off site are protected by the existing site boundary fence and are within the ownership of Network rail, who have not raised any issues in relation to the trees or the development subject to conditions and a construction methodology.

A landscaping scheme shall be conditioned and is expected to provide some replacement planting for the small planting to be lost on site. The proposal is therefore acceptable in terms of the impact upon trees at the site in accordance with Local Plan Policy BIO1.

Impact on wildlife

A Preliminary Ecological Appraisal has been submitted with the application. The Ecology Officer has assessed the submitted Preliminary Ecological Appraisal and the Statutory Metric provided to support the application and has raised no objections, subject to the following conditions and mitigation measures.

- The application is subject to the Statutory Biodiversity Gain Condition and the HMMP Condition.
- The development shall be completed in line with the recommendations within the Preliminary Ecological Appraisal and the conditions of the planning permission.
- The development shall be carried out in accordance with the following additional biodiversity mitigation and enhancement measures:
 - One integrated bat roosting box and one integrated swift box to be installed in suitable locations within the new dwelling; and
 - Hedgehog highways to be installed in boundary fencing. The hedgehog highways will be signposted to prevent residents blocking the gaps.
- No development shall take place (including vegetation/site clearance) until a Precautionary Working Method Statement (PWMS) for amphibians and small mammals has been submitted to and approved in writing by the Local Planning Authority..

The proposal is therefore acceptable when measured against policy BIO1.

Recommendation

Grant subject to conditions