

Ms S Dunlavey

Demolition of existing outbuildings and construction of a detached bungalow and associated parking including parking for existing property.

362 Higham Common Road, Higham, Barnsley, S75 1PG

Site Location & Description

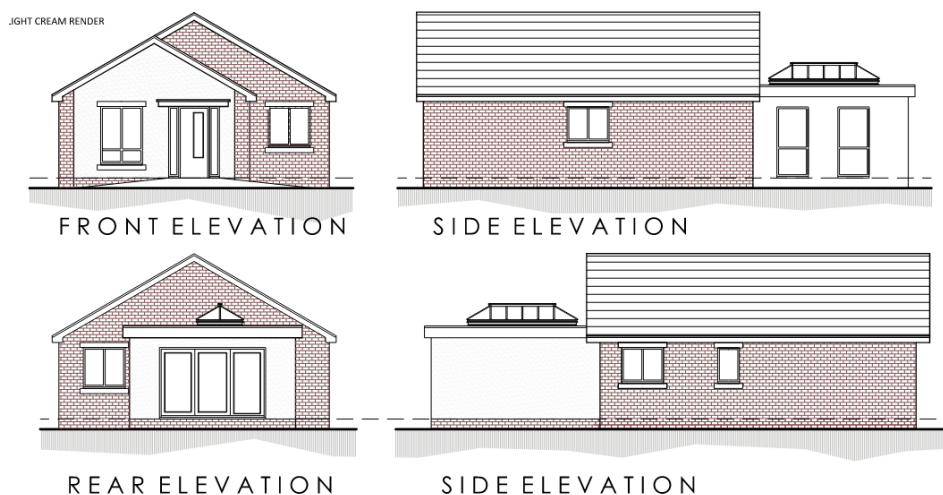
The application relates to a plot of land located on the western side of Higham Common Road, Higham, a busy classified road linking Dodworth to the south with Barugh Green to the north. It is residential in nature interspersed with some non-residential uses, such a public house, a restaurant, and a church. The area is residential which is orientated in a linear manner along the highway and is characterised by predominantly two-storey semi-detached red brick and render dwellings. However, the eastern side of Higham Common Road, directly opposite the site, is characterised by individually designed two-storey and single-storey detached properties.

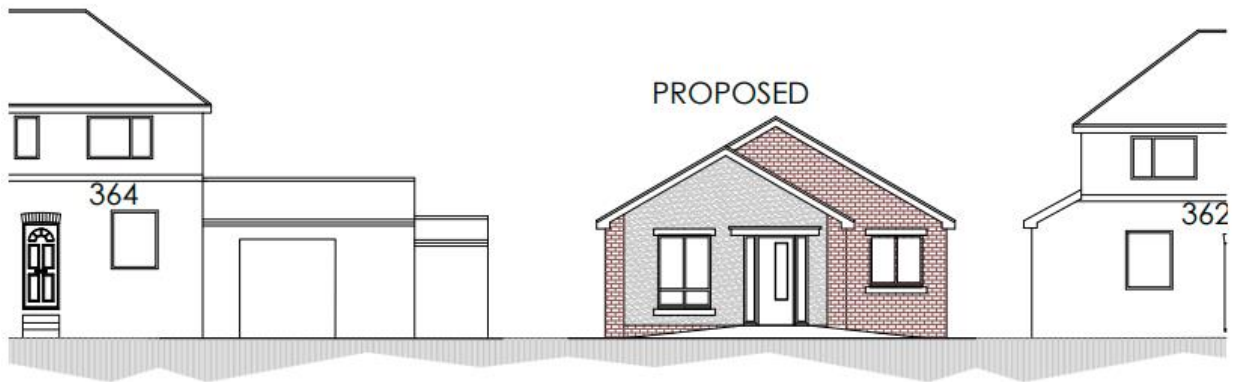
The site, which has been cleared, forms the side garden of 362 Higham Common Road, and lies between the electricity sub-station to the south which separates the site from 364 Higham Common Road, a property which has been heavily extended to the northern side elevation.

Proposed Development

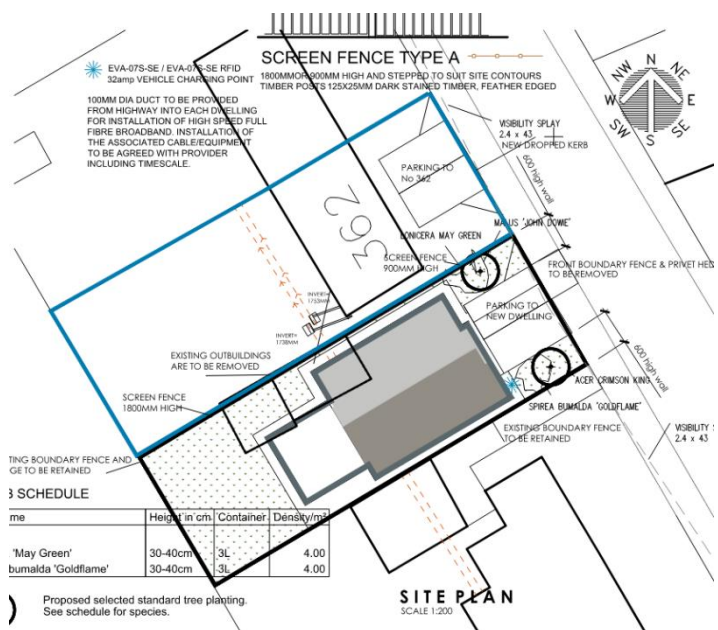
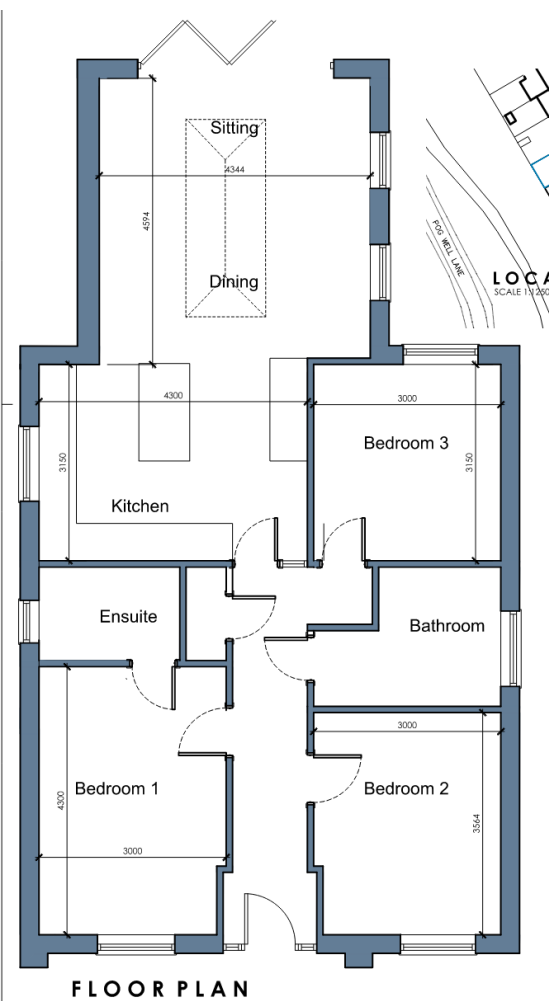
Planning permission is sought for the erection of 1no detached single storey dwelling. The scheme involves a parking area for 2no vehicles along with a soft landscaped area to the front of the dwelling.

The dwelling is to be constructed from southdown multi facing brick with light cream render to the rear projection and the small section to the front elevation. It is proposed to use Marley Modern dark grey roof tiles and to install UPVC windows in Chartwell Green.





VIEW FROM HIGHAM COMMON ROAD



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.

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
Policy H9 Protection of Existing Larger Dwellings
Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy T4 New development and Transport Safety
Policy Poll1 Pollution Control and Protection

Supplementary Planning Documents (SPD)
Supplementary Planning Document – Design New Housing Development
Supplementary Planning Document – Residential Amenity and Siting of Buildings
Supplementary Planning Document – Parking
The South Yorkshire Residential Design Guide (SYRDG)

National Planning Policy Framework (NPPF)

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.

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 60 - To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that

the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay

Paras 74-77 - reiterates the importance of a deliverable supply of homes to meet the needs of the district.

Para 92 - Planning policies and decisions should aim to achieve healthy, inclusive, and safe places

Para 111 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 126 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Para 134 - 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Para 174 – Planning policies and decisions should contribute to and enhance the natural and local environment.

Consultations

Highways DC – No objections subject to conditions

Drainage – No objections subject to conditions

SYMAS – No objections subject to conditions

Coal Authority – No objections subject to conditions

Ward Councillors – No objections received

Representations

Neighbour notification letters were sent to the surrounding residents and a site notice was posted adjacent to the site; no comments have been received.

Assessment

Principle of Development

Local Plan Policy H4 'Residential Development on Small Non-allocated Sites' states that proposals for residential development on sites below 0.4Ha will be allowed where the proposal complies with other relevant policies in the plan. These sites make a valuable contribution to the housing supply. Sites in towns and villages can offer good opportunities for providing houses where other people already live, near to shops and services. Developing these sites also reduces the need to provide new sites outside settlement boundaries. We will allow small scale residential development within towns and villages in line with other plan policies, including those protecting people's living conditions, road safety and design.

Local Plan Policy H9 'Protection of Existing Larger Dwellings' states that development within the curtilage of existing larger dwellings will be resisted where it will have an adverse impact on the setting of the original dwelling, and the size of the remaining garden area. It is noted that the host dwelling is a 3-bedroom property, although, there could be the potential for it to become a 4 property however this would require significant extension. The proposal is to create a 3 bedroomed detached property which would add to the existing larger housing stock, which Policy

H9 aims to protect. In addition, the garden of the host property is unusually large for a 3-bedroom dwelling and both the host property and proposed property are proposed to have gardens well in excess of the 60m² required in SPD 'Design of Housing Development'.

In addition to the above all new dwellings must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing. In addition, development will only be granted where it would maintain visual amenity and not create traffic problems/reduce highway safety. An assessment of the proposals against those criteria is set out within the sections of the report below.

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.

The proposed dwelling has been sited to limit its impact on the neighbouring properties and complies with the guidance set out in the Supplementary Planning Documents and South Yorkshire Residential Design Guide in relation to separation distances and back to side relationships and overshadowing and loss of outlook.

The dwelling would be sited to the south of 362 Higham Common Road which could lead to an increase in overshadowing of the amenity space associated with this property and loss of outlook due to the proposed dwelling being set back from the neighbouring property and the inclusion of the 4m rear projection. However, the main dwelling does not intersect the 45-degree quadrant from mid-point of the potentially affected window, with only a minimal section of the rearward's projection intersecting the quadrant. In addition, the rearwards projection is located on the western elevation and set in from the northern boundary which also lessens the impact on the neighbouring property.

The majority of the windows proposed are on the front and rear elevations, which are located a sufficient distance from the respective boundaries not to increase levels of overlooking. It is however proposed to include 3no windows on the north-western elevation, 2no serving the sitting/dining space and 1no serving the family bathroom and 2no on the south-eastern elevation serving the kitchen and the en-suite. at ground floor level and 2no at first floor level. The 2no windows serving the en-suite and family bathroom are classed as non-habitable rooms and are likely to be fitted with obscure glazing to protect the amenity of the occupants, which would not increase levels of overlooking, nevertheless a condition will be included to ensure its inclusion. The 2no windows serving the sitting/dining room would be located approximately 3.3m from the boundary which is to include 1.8m screen fencing and as such would provide adequate screening of the neighbouring property and its private amenity space. The kitchen window located on the south-eastern elevation would face towards the side elevation of the electricity sub-station and therefore would not result in any overlooking. It is acknowledged that the proximity of the window to the side elevation of the sub-station could reduce levels of natural light and reduce levels of outlook, however the ground floor is open plan with significant glazing along the south-western elevation which is considered sufficient not to impede the amenity of the occupants.

The property is proportioned with the overall floor area of the property exceeding the technical guidelines set out in the South Yorkshire Residential Design Guide, with the rooms within the proposed dwelling meeting the requirements of the SYRDG; in addition, the private amenity space provided exceeds the requirements for a dwelling of this size.

It is in this regard that the proposed development complies with SPD Designing New Housing Development, Local Plan Policy H4 Residential Development on Small Non-allocated Sites and Local Plan Policy GD1 General Development.

Visual Amenity

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 small infill plots. It is acknowledged that the scheme proposes a single storey dwelling between two two-storey properties, however the separation distance between the two existing dwellings is significant and is not replicated elsewhere along this stretch of Higham Common Road. The neighbouring dwelling has been significantly extended to the northern side elevation with two single storey side extensions which are set down from the original dwelling and each other. The inclusion of these extensions ensures that the proposed dwelling does not appear at odds with the neighbouring two storey properties or the wider street scene.

The dwelling has been designed to harmonise with the neighbouring dwellings and the wider street scene, in that it is to be constructed from red brick to match the main dwelling with light cream render detailing to the front elevation and grey tiled roof to match the neighbouring dwellings. It is acknowledged that the dwellings along this stretch of Higham Common Road are designed with the roof slope facing the highway, however the gable frontage mirrors the properties on the opposite and the detailing within the properties some 100m to the south.

Bungalows which are juxtaposed with 2 storey dwellings are already evident within the immediate area, as such, the proposal would not appear an ad hoc, or an alien feature within the street scene. The dwelling would also not be seen in isolation between the neighbouring 2 storey properties but instead would be viewed as part of the wider street scene which contains bungalows not dissimilar to the one proposed.

Whilst off-street parking has been provided to the front of the dwelling, it does not dominate the front of the property, with a low-level stone wall demarking the front boundary with a soft landscaped area to each side.

As such it is not considered that the proposed dwelling would form a dominant feature within the street scene and is therefore unlikely to be out of character with the area, as such the proposed development complies with Local Plan Policy D1 and is acceptable.

Highway Considerations

Off road parking is provided for the proposed dwellings albeit with no turning facilities within the site to allow vehicles to enter and exit the highway in a forward direction. Under normal circumstances it would expect there to be internal turning within the curtilage. It is also acknowledged that many of the neighbouring properties have driveways that also lack any facility to turn a vehicle. Highways have been consulted on the proposed development and have raised no objections to the proposal subject to the inclusion of conditions requiring the driveway to be constructed from a solid bound material and that boundary treatments to the front of the plot shall be set at a height no greater than 600mm to ensure the visibility provided and they take the view that, on balance, the scheme is acceptable from the perspective of highway safety.

The site is sufficient to accommodate a dwelling of this size and the required number of parking spaces in accordance with the requirements of Supplementary Planning Document, Parking and as such the proposal is acceptable and in compliance with Local Plan Policy T4 New development and Transport Safety.

Conclusion

The development ensures that adequate levels of amenity are retained for the neighbouring residents and future occupiers of the proposed dwelling. The erection of 1 no 3 bed property, which whilst only a small contribution, would add to the housing supply. On balance, it is considered that

the erection of the detached dwelling is acceptable and in compliance with Local Plan Policies H4, GD1, D1 and T4.

Recommendation

Approve with conditions