
2016/0801

Applicant: Mr B Mathers, C/o M Booth Design Ltd

Description: Outline application including details of access and layout for the erection of single storey dwelling

Site Address: Land Adjacent 16 Kendal Grove, Ardsley, Barnsley, S71 5DW

No objections received. The applicant has been brought to Planning Board owing to Councillor Brian Mathers being the applicant.

Site Location & Description

The site currently forms the side garden of 16 Kendal Grove, a detached bungalow that occupies a corner plot at the junction with Horse Carr View. The garden area is flat and laid mainly to lawn, a conifer hedge (approx. 1.5m) is located along the northern boundary to Horse Carr View. A simple 400mm single skim wall delineates the front boundary to Kendal Grove from which there are unrestricted views across the garden.

The immediate area is generally characterised by detached bungalows, constructed from a brown multi faced brick with low pitched concrete tiled roofs. The exception to this is an infill plot located on the opposing corner plot to the applicant, this is a large gable ended bungalow constructed from a more prominent red brick with a steeply pitched roof. This was awarded planning permission in 2001.

Proposed Development

The application is for outline planning permission including details of siting and access for a detached single storey dwelling. The submitted layout plan indicates a modest 2 bedroom bungalow with a finished floor level of 50.250, parking would be provided for two vehicles across the frontage and a gated entrance would be provided onto Horse Carr View. The rear garden would measure approximately 12.8m x 8.6m.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicated otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Core Strategy and saved Unitary Development Plans policies and Joint Waste Plan, the Council has also adopted a series of Supplementary Planning Documents and Supplementary Guidance Notes, which are other material considerations.

Core Strategy

CSP1 – Climate Change
CSP2 – Sustainable Construction
CSP4 – Flood Risk
CSP8 – The Location of Growth
CSP10 – The Distribution of New Homes
CSP 26 – New Development and Highway Improvement
CSP 29 – Design
CSP 40 – Pollution Control and Protection

Barnsley Unitary Development Plan Saved Policies

Allocation: - Housing Policy Area

Policy H8A indicates the scale, layout, height and design of all new dwellings must ensure that high standards of living conditions and amenity are provided for both existing and proposed residents.

Policy H8D indicates that planning permission for an infill development within existing residential areas will only be granted where there would be no harm to residential amenity or the local environment, traffic problems or prejudice the future development of an adjacent larger area of land.

SPDs/SPGs

Design New Housing Development

Residential Amenity and Siting of Buildings

Parking

The South Yorkshire Residential Design Guide (SYRDG)

National Planning Policy Framework

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.

Local Plan

The Council has produced the Publication Consultation Document of the Local Plan. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although this is still limited by the need to consider any comments received during the consultation and with the knowledge that the Inspector can require changes to the plan.

Allocation: - Urban Fabric

Consultations

Highways DC – No objections subject to conditions

Drainage – No objections

Ward Councillors – No comments

Yorkshire Water – No comments

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

The application is for outline planning permission including details of access and layout, appearance, landscaping and scale are reserved for subsequent judgement. The site is located within an established residential area and would be readily compatible with adjoining uses, as such

there are no land policy objections with the proposals representing a sustainable location for the purposes of CSP1, CSP8, CSP10 and H8.

However, as the proposed development constitutes infill development, Saved policy H8D makes it clear that such development will only be granted where it would not result in harm to the local environment, the amenities of existing residents, create traffic problems or prejudice the possible future development of a larger area of land. Policy H8A and the NPPF similarly require that the living conditions and overall standards of residential amenity are provided or maintained to an acceptable level for new and existing residents. The NPPF further require that proposals are compatible with neighbouring land, will function well and add to the overall quality of the area and will not significantly prejudice the future use of the neighbouring land. The requirements of these policies are echoed in the Council's SPD: Designing New Housing Development.

Visual Amenity

UDP Policy H8D 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. In most circumstances it is desirable to ensure that corner plots remain as open as possible, as they generally contribute positively to the character of the street scene and also establish firm building lines. In the applicants circumstances a precedent has been established by virtue of the infill plot, located directly opposite to the site, at no.19 Kendal Grove. The proposed siting of the bungalow would therefore conform to the now, established building line, of the street scene. As such, it is not considered to represent a departure from the character of the street scene and no objections are raised.

The character of the area is modestly sized single storey dwellings set back from the road in generous green curtilages. The site is approximately 250sqm in size, and when measured against similar plots on in the area does not appear dissimilar to these.

The design submitted at Reserved Matters would have to ensure that an element of cohesion with the existing housing stock, this would ultimately be achieved through the design of the elevations and final choice of materials. Subject to Reserved Matters approval, it is considered that the addition of a modest bungalow would comfortably assimilate into the site and street scene from which it would be seen.

Landscaping details are also reserved. There are no apparent reasons why an appropriate scheme could not be achieved, the layout demonstrates that the property would have well-proportioned garden areas. The existing hedgerow that abuts the northern boundary compliments the appearance of the street scene, in recognition of this and its relative maturity, it is considered expedient to recommend a condition that it is retained.

In summary of the considerations on design/visual amenity grounds, the application is not considered to raise any significant issues at the outline stage. It is considered that a high-quality dwelling can be achieved at the site which incorporates sustainable techniques and complies with CSP29 'Design' and relevant criteria of SPD.

Residential Amenity

The site layout demonstrates that a single dwelling can be accommodated on the site without harming the amenity of the neighbouring dwellings.

In the first instance the layout illustrates that the separation distances and amenity standards contained in Supplementary Planning Document – Designing New Housing Development can be easily achieved on the site reducing the likelihood of, and mitigating any, overlooking which would result from having a dwelling on this site. In addition, the fact that an acceptable parking area and

an adequately sized garden area can be provided, demonstrates that residential development of the site would not be tantamount to overdevelopment. In addition the layout shows that a dwelling, in the position shown, would not result in significant overshadowing of the neighbouring property or its associated garden area.

Policy CSP 29 sets out the overarching design principles for the borough to ensure that development is appropriate to its context. The South Yorkshire Residential Design Guide (SYRDG), although not part of the development plan, has been adopted as a good practice guide and provides assistance when interpreting the requirements of Core Strategy Policy CSP 29.

With regards to the residential amenity of the future occupants of the proposed dwellings, the unit is modestly proportioned with the rooms meeting or exceeding the technical guidelines set out in the South Yorkshire Residential Design Guide. In addition, the detached bungalow would have a private amenity space in excess of 50m, therefore in accordance with SYRDG and SPD 'Designing New Housing Development'.

Taking into account the above there is therefore no objection to the development on grounds of residential amenity, however a full assessment of the impact on residential amenity will be undertaken at the Reserved Matters stage.

Highway Safety

Kendal Grove is a lightly trafficked residential street with no known highways issues. The location of the proposed access is considered acceptable, and there are no safety issues raised. The property would be served with two parking spaces, the access and manoeuvring into which meets relevant standards. Consequently subject to the recommended conditions, it is considered that the development adheres to the provisions of policy CSP26.

Conclusion

The detailed matters have demonstrated that relevant amenity and access standards can be achieved. The site is located within a sustainable location, and the proposal would represent an efficient use of the site which is compatible with adjoining uses.

Recommendation

Grant subject to conditions

- 1 Application for approval of the matters reserved in Condition No. 2 shall be made to the Local Planning Authority before the expiration of three years from the date of this permission, and the development, hereby permitted, shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990.

2 The development hereby permitted shall not be commenced unless and until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:-

(A) scale of building

(B) the design and external appearance of the proposed development.

(C) landscaping

Reason: In order to allow the Local Planning Authority to assess the details of the reserved matters with regard to the development plan and other material considerations.

3 The development hereby approved shall be carried out strictly in accordance with the plans (16.10 P1 Rev A) and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

4 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.

Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.

5 Pedestrian intervisibility splays having the dimensions of 2 m by 2 m shall be safeguarded at the drive entrance/exit such that there is no obstruction to vision at a height exceeding 1m above the nearside channel level of the adjacent highway.

Reason: In the interest of road safety in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.

6 All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway.

Reason: In the interests of highway safety in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.

7 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.

8 The existing conifer hedgerow located to the rear of the property, as shown on Site Plan 16.10 P1 Rev A shall be retained. If any conifer is removed, uprooted or destroyed or dies as a result of the development, another tree shall be planted at the same place and that tree shall be of such a size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

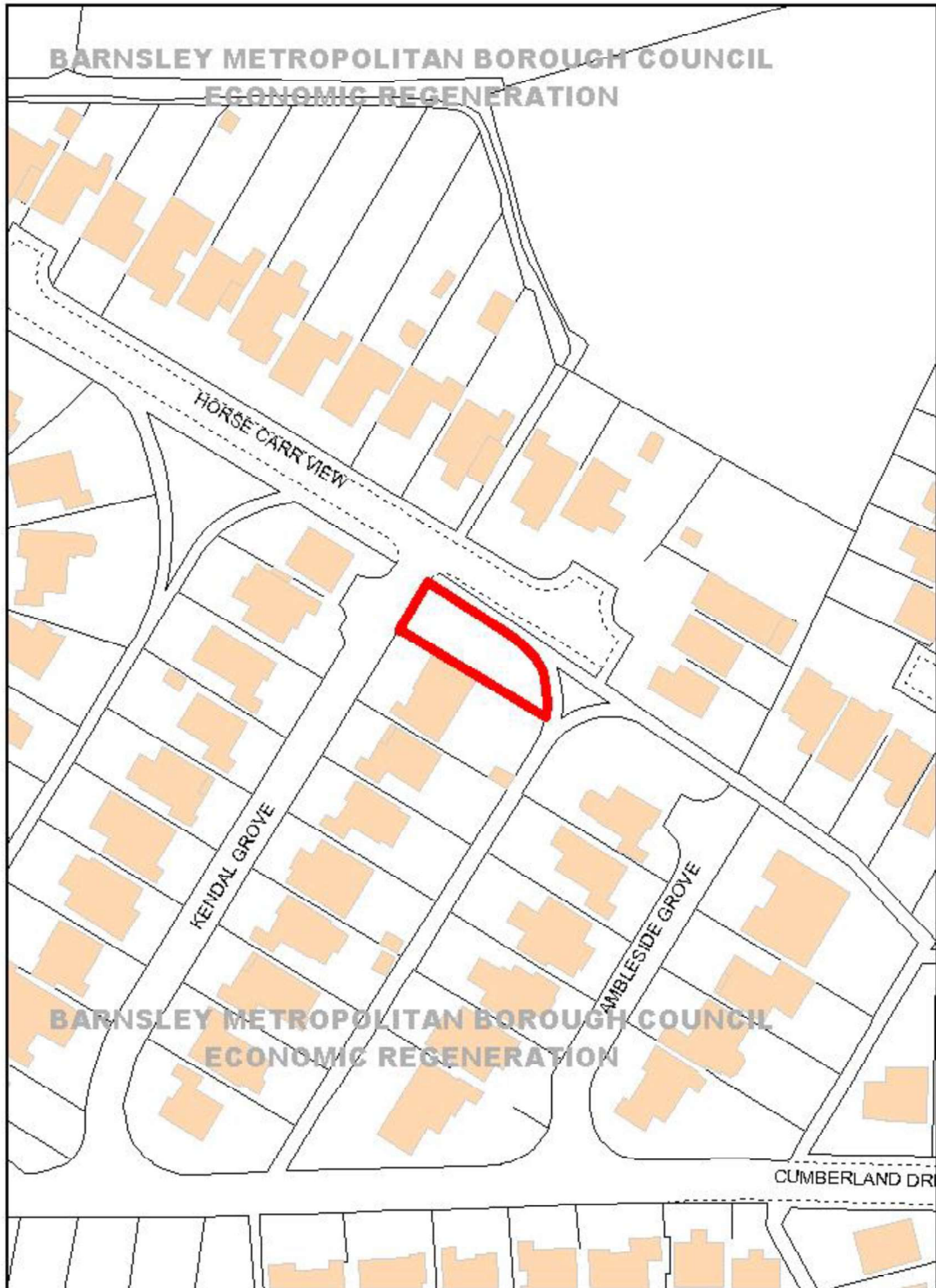
Reason: To safeguard existing trees/hedges, in the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29 and SPD Designing New Housing Development.

PA reference :-

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