
2017/0811

Applicant: Berneslai Homes, C/o NPS Barnsley Ltd

Description: Erection of single storey side/rear extensions to both sides of bungalow.

Site Address: Land off Bellbrooke Avenue, Darfield, Barnsley

The application has been brought before Members because it is made by Berneslai Homes. No comments have been received from local residents and Ward Councillors.

Background

2014/0734 – Erection of four semi-detached dwellings. Approved 18/08/2014

Description

The site lies to the southern side of Bellbrooke Avenue on a corner plot. Previously a pair of semi-detached dwellings were located here but these were demolished and the site used as the site compound for a regeneration scheme in the wider area. The land has been cleared and fenced off since 2014.

The street has a diverse variety of properties with brick and render common. The area is predominately semi-detached with both two and single storey properties present. Some dwellings have mansard roofs and others hipped and traditional pitches. To the north east of the site on Bellbrook close are some more modern semi-detached bungalows.

Proposed Development

The proposal is for two pairs of semi-detached, two bed dwellings. The site layout has been led by the shape of the plot which is broadly triangular, with each pair of semi set at an oblique angle to existing dwellings on the street. New dropped kerbs are to be formed where the new driveways are proposed. Permeable tarmac is proposed for the driveways, with the site being bounded by low level brick walls with railings.

It is proposed to use concrete tiles to the pitched roofs, with the walls being a mix of render and brick. Off street parking for one car per dwelling is provided with a 1.8 metre fence separating garden areas.

Policy Context

Planning decision 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 development plan consists of the Core Strategy and the saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The Council has submitted our emerging Local Plan to the Secretary of State but we are at an early stage in the examination process. 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, in accordance with paragraph 216 of the NPPF, the extent of this will depend on:

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

Saved UDP Policies

H4 'Development on Housing Sites'

H8A 'Existing Residential Areas'

Core Strategy

CSP2 'Sustainable Construction.'

CSP4 'Flood Risk'

CSP10 'The Distribution of New Homes'

CSP14 'Housing Mix and Efficient Use of Land'

CSP26 'New Development and Highway Improvement'.

CSP29 'Design' sets out that high quality design shall be expected.

SPDs

'Designing New Residential Development' sets out the standards that will apply to the consideration of planning applications for new housing development.

'Parking' states that the parking standards for new housing development shall be 1 space for dwellings under 3 bedrooms in size and 2 spaces for 3 bed dwellings and above.

The South Yorkshire Residential Design Guide has been adopted as a best practice guide by the Council and covers issues relating to sustainability, local distinctiveness and quality in design and is underpinned by the principles in the CABI 'Building for Life' scheme.

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.

In respect of this application, relevant policies include:

General principles para's 17

Delivering a wide choice of high quality homes para's 47 – 55

Design para's 58 – 65

Consultations

Highways DC – No objections subject to conditions

Drainage – No objections subject to conditions

Yorkshire Water – No objections subject to conditions

Representations

The application was advertised through neighbour letters and a site notice, no comments have been received.

Assessment

Principle of Development

The site is allocated as Housing Policy Area in the currently adopted UDP proposals maps and Urban Fabric, i.e. land within the settlement with no specific allocation in the emerging Local Plan. The proposed is therefore acceptable in principle.

Design and Layout

The layout, siting and orientation of the dwellings has been informed by the shape of the plot and the surrounding development, respecting the character of the area and the outlook of neighbouring dwellings. The overall scale and massing of the buildings is appropriate as are the proposed materials.

The design and layout resembles that of properties in the immediate vicinity and complies with policy CSP29 of the Core Strategy.

Residential Amenity

Plots 1 and 2 face the junction with Bellbrooke Close and are orientated so as not to be directly facing any existing properties. Plots 3 and 4 are situated between 18.5 and 20 meters from the front habitable façade of existing semis to the opposing side of the highway which complies with the SPD regarding separation distances. The previously approved scheme (2014/0734) allowed for a shorter distance (15.5m) but included fake windows at first floor level and sun pipes which, whilst it addressed the potential for a loss of privacy to existing dwellings, created a less than ideal environment for future residents. This revised solution is better, achieving a greater distance and avoiding the need for sun pipes to achieve natural light in the proposed bedrooms.

All four properties have windows in the side elevations providing light to bathrooms and kitchens. The layout of the houses, at an oblique angle to neighbouring dwellings means that these do not directly face onto existing habitable room windows or gardens.

All the gardens are an unusual shape and plot 2 has the majority of its outside amenity space to the side whilst plot 4 has its amenity space split between the rear and the side. However this has been dictated by the triangular shape of the site and the need to achieve separation distances with existing dwellings. Sufficient garden space is provided and privacy achieved through appropriate boundary treatments, therefore the gardens are acceptable.

The internal spacing standards comply with the South Yorkshire Residential Design Guide.

Highway Safety

The properties all have driveways to the side or front which can accommodate one car as per the requirements of the SPD for 2 bed dwellings and highways have no objection to the proposals subject to conditions. The proposals therefore comply with policy CSP26 and are considered acceptable in terms of highway safety.

Conclusion

The proposed development is acceptable in land use planning policy terms and was established by the previous planning permission. Furthermore the assessment has concluded that the plans are for a suitable form of development for the site having regard to safeguarding the amenity of adjacent dwellings, the visual amenity of the street scene and parking and highway safety considerations.

Recommendation

Grant planning permission subject to conditions:-

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby approved shall be carried out strictly in accordance with the plans (Nos: NPS-DR-A-(00)-100 Rev P3, NPS-DR-A-(00)-011 Rev P2, NPS-DR-A-(00)-010 Rev P2, NPS-DR-A-(00)-013 Rev P1, NPS-DR-A-(00)-012 Rev P3 and NPS-DR-A-(00)-020 Rev P3) 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.
- 3 No development shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the locality and in accordance with 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.

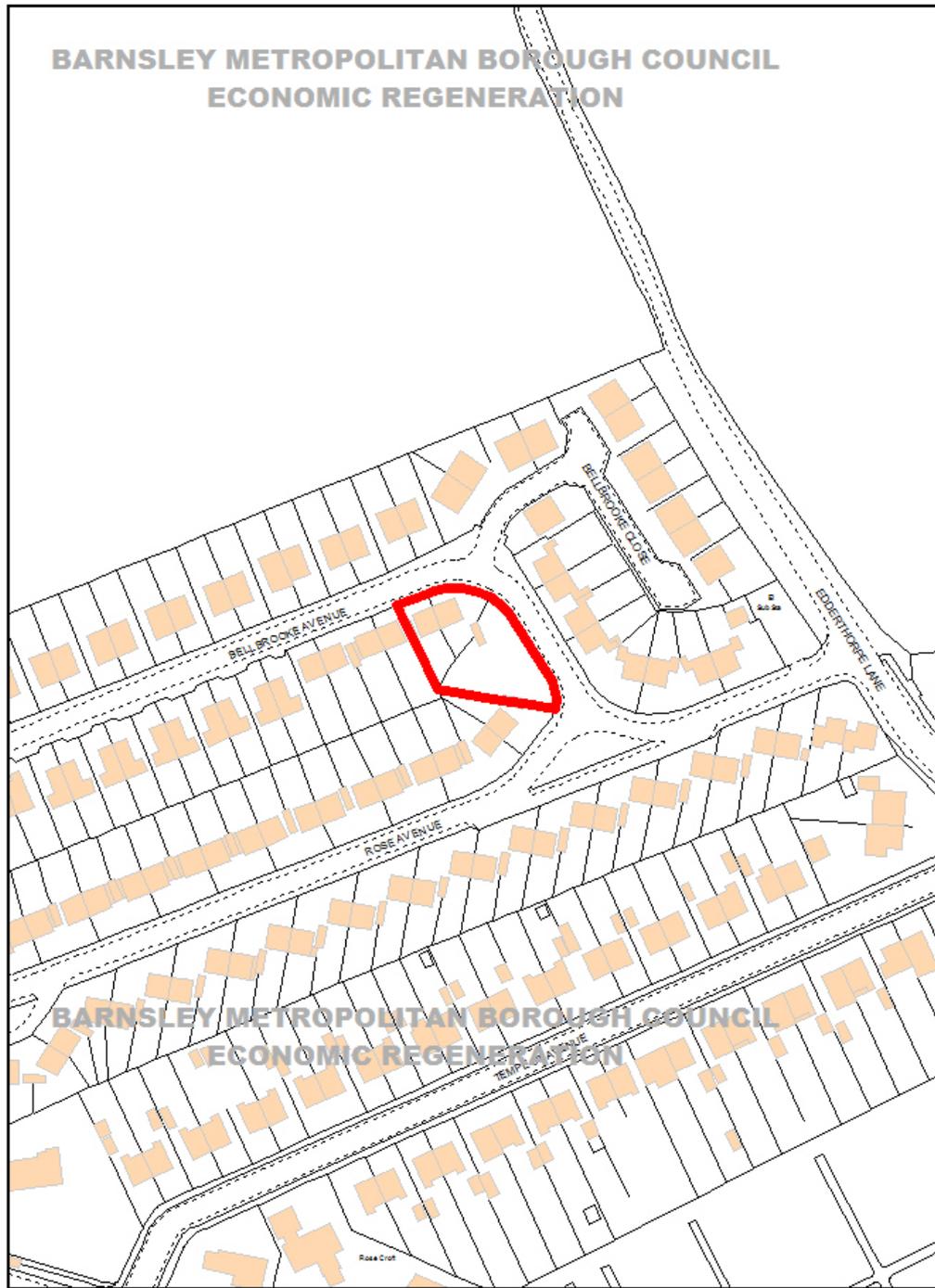
- 6 Vehicular and pedestrian gradients within the site shall not exceed 1:12 to ensure safe and adequate access.
Reason: In the interest of road safety in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.
- 7 All surface water run off shall be collected and disposed 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.
- 8 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.

PA reference :-

2017/0811

Barnsley MBC Licence Number 10002264, 2014

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.



BARNESLEY MBC - Economic Regeneration

Service Director: David Shepherd
Westgate Plaza One, Westgate,
Barnsley S70 9FD
Tel: 01226 772621



Scale 1:1250