
2019/0231

Applicant: Mr John Wooller

Description: Reserved Matters Application for the Erection of 3 Dwellings and associated car parking, garages and landscaping (Outline Application ref: 2017/1164).

Site Address: Land adjacent to Glebe Farm, Barnsley Road, Silkstone, Barnsley

The application is referred to the Board for determination by Cllr Barnard who objects to the application. 5 representations have been received from neighbouring residents. Silkstone Parish Council also object.

Planning History

2017/1164 - Erection of up to 3 no. dwellings and associated car parking, garages, access and landscaping including new vehicular access onto Barnsley Road (Outline with All Matters Reserved apart from access) – Approved at Planning Regulatory Board subject to conditions 6th April 2018.

Description

The application site is set off Barnsley Road, Silkstone. The site is a former paddock which is located to the south of Glebe Farm. The site is approximately 0.3 hectares in area and sits within the settlement boundary. A field gate access is set to the southern boundary with Barnsley Road and the front boundary is bounded by dry stone walls. The site gently slopes from the west to the east and is mainly laid to grass. There are a number of trees located within the site, mainly set along the eastern boundary of the site.

To the north, the site is bound by Glebe Farm house and to the east by an existing Bridleway known as the Silkstone Wagonway Walk, which provides access to Glebe Farm house from Barnsley Road. To the west of the site is the main residential area, with the rear gardens of the detached bungalows on Fall View cul-de-sac facing onto the site. To the south, the site is bound by Barnsley Road and beyond is Vicarage Farm Court, a residential street and Pot House Hamlet.

Proposed Development

The application is a reserved matters application for the erection of 3 dwellings, with layout, scale, design, external appearance and landscaping to be considered. The previous outline application for 3 dwellings under application ref 2017/1164 included the means of access only.

The site layout shows 3 dwellings, set in a linear pattern facing the east and west, with the private access road running to the west of the properties with parking and turning areas in front of each property. Due to the levels of the site, a cross section plan has been provided to show how the properties would sit within the site in relation to the existing dwellings set on Fall View.

The dwellings are two storeys in height with rooms within the roofspace. The dwellings have 6 bedrooms in total, with a bedroom within the attic. The dwellings are of a similar design to one another with pitched rooflines, stone heads and cills and a rear projecting gable element. The materials proposed are of a high quality pitched faced sandstone and a grey roof tile.

The properties have double garages attached and garden areas of over 10m in length at their largest measurement. Landscaping is proposed around the site, including a native hedgerow which is proposed to the western banking/boundary with Fall View.

Policy Context

The new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is set within an area of Urban Fabric as allocated within the Adopted Local Plan.

The following policies are of relevance:-

GD1 General Development

H4 Residential Development on Small Non-allocated Sites

T4 New development and Transport Safety

Policy D1 High Quality Design and Place Making

Poll1 Pollution Control and Protection

BIO1 Biodiversity and Geodiversity

CC3 Flood Risk

SPDs

Following the adoption of the Local Plan on 3rd January 2019 a suite of 18 new and updated Supplementary Planning Documents have been prepared. These were adopted by the Council on 23rd May. The proposals have been considered in relation to the following SPD's:-

Designing New Housing Development.

In addition the Parking SPD that was adopted back in 2012 remains the most up to date policy document for assessing that issue.

Other Guidance

South Yorkshire Residential Design Guidance

NPPF

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.

Consultations

Coal Authority – No objections

Drainage – No objections subject to conditions

Regulatory Services – No objection subject to conditions

Highways – No objections subject to conditions

SYMAS – No objections subject to conditions

Silkstone Parish Council have raised the following concerns:

a) Consider road safety shall be severely compromised by this development. The road in question leading out of Silkstone towards the A628 is downhill and is notorious for the speed of vehicles at this point. Additionally, traffic is already busy at this point from the Potting Shed Hamlet and Vicarage Farm Court.

b) The 'Waggonway' adjacent to the site of the proposed development is an area of historical importance. This land is the responsibility of the Parish Council on behalf of the community and therefore they have concerns that damage may occur as a result of the proposed development.

c) The development as presented does not seem to make provision for adequate parking of residents motor vehicles, nor visitors or contractors et cetera. The Parish Council are concerned that substantial traffic will be generated by the development for several years at least during the proposed works and thereafter a substantial traffic nuisance leading to road safety issues.

d) Residents of 'Fall View' have raised issues of nuisance due to the size of the proposed properties, most damaging of which could be the lack of enjoyment of light and associated privacy.

Ward Councillors - Cllr Barnard raised the following concerns:-

- It is asserted that the scale and presentation of the plans convey an impression of distances and proportions which are at variance with the reality.
- Size of the proposed buildings/overbearing impact
- The buildings would not be in-keeping with the style of the existing properties.
- Insufficient parking provided/impact on highway safety
- Concerns regarding the impact of the proposed hedge

Tree Officer – No objection subject to conditions

Yorkshire Water – No objections

Representations

5 representations have been received from neighbouring residents which raise the following objections:-

- Concerns regarding the height of the proposed dwellings
- The dwellings would be overbearing

- Visual impact due to large dwellings and out of scale with adjacent bungalows
- The proposed dwellings are 3 storey as there is a room within the roofspace
- Overbearing impact to adjacent dwellings
- Overshadowing/Loss of light to garden and homes
- Loss of privacy/overlooking impact
- Concerns regarding proposed hedge/planting adjacent to Fall View and future maintenance issues
- The distances between the dwellings shown on the plans does not appear to be accurate
- Any proposed street lighting on the access road would need to be considered in terms of the impact upon existing residents
- Highway safety and additional traffic from large dwellings
- Impact on the waggonway
- Potential pollution to Silkstone Beck from the soakaways
- Impact on existing soakaways
- Trees have already been felled on the site
- Impact during construction/traffic noise/disturbance
- Loss of view
- Concerns regarding the alterations to the banking for the access road and stability

Assessment

Principle of Development

The site is located within an area of Urban Fabric where Local Plan Policy GD1 applies. The principle of a residential development of 3 dwellings has already been established with the approved outline application. This application therefore only relates to the remaining reserved matters of the appearance, landscaping, layout and scale.

Residential Amenity

The Supplementary Planning Document 'Designing New Housing' provides guidance in terms of separation distances, in order to ensure that any new development does not cause significant impact by way of overlooking, overbearing and overshadowing of existing dwellings and their private gardens. As with all infill residential developments where they are adjacent to existing dwellings, it is recognised that there will be some impact on the residential amenity of existing residents of Fall View.

A number of objections have been received from neighbouring residents with regard to the impact on residential amenity and a loss of outlook, overbearing impact, loss of privacy and view. The submitted layout plan shows that the three new dwellings are sited comfortably on this plot and meet the minimum 21m separation distance required within the SPD in order to prevent significant overlooking or overshadowing impact.

In terms of the mass and scale of the properties put forward, the submitted cross section drawing shows that the site slopes from west to the east which will result in the new properties being set at a lower level than the bungalows on Fall View. The cross section demonstrates that the eaves height of the bungalows at a higher level than the proposed dwellings, and given the differences in levels, it is not felt that the proposed dwellings would be overbearing when viewed from Fall View. Furthermore loss of view is not a material planning consideration.

Concerns have been raised with regard to the construction period and impact on the adjacent dwellings. Whilst it shall not be possible to eliminate these disturbances the outline

planning permission requires a construction method statement to be approved by the Council prior to development commencing to limit the impacts.

The properties put forward meet the requirements of the South Yorkshire Residential Design Guide in terms of room sizes and garden areas. The proposal is considered to be acceptable when measured against the guidelines set within the SPD 'Designing New Housing Development' in terms of residential amenity and the proposal complies with policy GD1 of the Local Plan.

Visual Amenity

Objections have been received with regard to scale of the dwellings put forward. However Silkstone village features various sizes of dwellings, including detached, semi-detached and terrace properties of one and two storeys in height. A variety of materials can be seen within the village including, stone brick and render. The Vicarage Farm Court estate opposite is made of large detached houses that are of a similar scale.

The design and materials, including the use of coursed, pitched face sandstone and Marley Modern grey roof tiles are of a high quality and would complement the Pot House Hamlet adjacent and the traditional and more modern dwellings set close to the site.

There are no objections to size of the properties put forward given the overall size of the site. There are large two storey properties opposite the site on Vicarage Farm Court, and Glebe Farmhouse itself is a large traditional two storey dwelling. Whilst the proposal includes rooms within the roofspace, the roof heights are not excessive and are of a similar pitch to other properties within the village, including Glebe Farmhouse. The cross section drawing demonstrates that the properties would fit comfortably within the site and would be set at a similar height to Glebe Farmhouse. The proposal put forward is considered to be acceptable in terms of visual amenity in accordance with the SPD and Local Plan Policy D1.

Highway Safety

The means of access has been agreed as part of the outline planning permission and includes a requirement for a Traffic Regulation Order to be put in place to relocate the 30mph speed limit towards the junction with the A628 and the dragons teeth road markings. Highways have reaffirmed that they have no objections subject to these mitigation provisions.

The internal layout has sufficient parking and turning areas within the site and as such complies with the SPD 'Designing New Housing Development'. In addition there is sufficient space to allow for construction vehicles to be parked within the site during construction.

Concerns have been raised by objectors with regard to the impact of the proposal upon the Bridleway to the rear. There should be no significant impact upon this right of way as the properties would be accessed from a separate access off Barnsley Road.

Impact on Trees and Biodiversity

Concerns have also been raised with regard to the proposed landscaping at the site; in particular the proposed hedge located along the western boundary. This is due to the maintenance issues that may arise in the future. As a result the hedge originally proposed adjacent to the boundary with Fall View has been removed from the site plan and the agent has confirmed that this area of land would be divided boundary to boundary and give each plot owner given responsibility for the maintenance of their own plot. The proposals also involve the removal of some category C and U trees from the eastern boundary. The Tree

Officer has been consulted and considers that the proposals are acceptable, subject to the development being carried out in the accordance with the submitted arboricultural method statement.

Provision of mitigation/enhancements for biodiversity is taken care of by a condition on the outline planning permission which requires the recommendations of the Extended Phase 1 Habitat Survey Report and Biodiversity Enhancement Plan to be implemented as part of the development. The approved measures include tree planting, wildlife ponds, bat roosts, bird and insect boxes, and hedgehog shelters in accordance with Local Plan Policy BIO1.

Drainage

Concerns have been raised with regard to the impact of the proposal upon both surface water run-off and flood risk. However this is not one of the reserved matters under consideration and the assessment carried out at outline stage determined that the site is not located in an area where there is a heightened risk of flooding. However the standard condition was imposed requiring the development to be built with measures to limit surface water run off and to require that details proposals in relation to both surface water and foul drainage are approved prior to the commencement of development. The Council's Drainage Officer and Yorkshire Water have raised no objections to the development on that basis.

Conclusion

In summary the principle of a residential development of 3 dwellings has already been established by the existing outline planning permission. The scope of this application is therefore limited to passing judgement on the reserved matters of the appearance, landscaping, layout and scale of the development.

The assessment of these considerations has determined that the development can be absorbed by the site. This is taking into account the lower land levels than the adjoining bungalows that abut the site to the west and the proposed separation distances, which are acceptable in the context of the Designing New Housing Development SPD. The existing range of dwellings in Silkstone is mixed and similar large houses are located on the estate located immediately opposite the site on Vicarage Farm Court. It is therefore determined that the proposed dwellings would not be out of character. Furthermore no scale limit was imposed on the outline planning permission and the number of three properties applied for does not exceed those limitations.

The assessment of the highway safety implications has already been carried out as part of the outline planning permission where means of access was applied for and successfully granted. This means that intervention measures are required on the network to safely accommodate the development in the form of relocating the 30mph speed limit towards the junction with the A628 and the dragons teeth road markings.

The development is also considered acceptable with regards to the implications for trees, which includes the removal of some low value specimens to allow for a better outlook from the rear of the properties. Overall the proposal meets the standards set within the SPD Designing New Housing Development in terms of residential amenity, parking and highway safety and as such is recommended for approval subject to conditions.

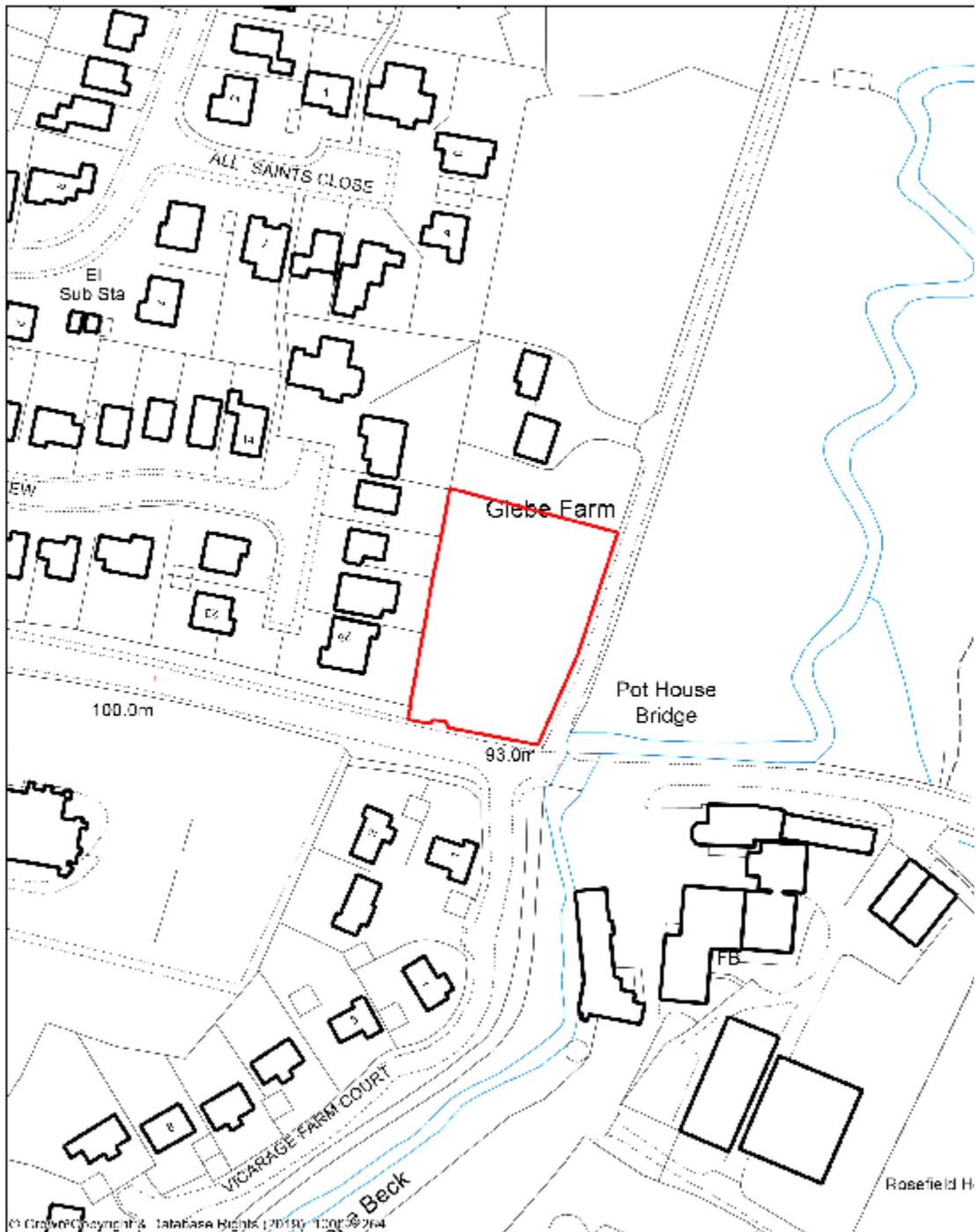
Recommendation

Grant approval of the reserved matters of outline planning permission 2017/1164 subject to conditions:-

- 1 The development hereby permitted shall be begun before the expiration of 2 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 and the associated outline app 2017/1164.
- 2 The development hereby approved shall be carried out strictly in accordance with the amended plans (Nos.2064/TP/001, 2064/TP/002 REV C, 2064/TP/003 REV A, 2064/TP/005, 2064/TP/006 REV A, 2064/TP/007 REV A, 2064/TP/008, 2064/TP/009, Arboricultural Impact Assessment dated 17th May 2019) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.
Reason: Due to the constrained nature of the site and the proximity of the dwellings to the adjacent trees along the eastern boundary in accordance with Local Plan Policies GD1 and BIO1.
- 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 Local Plan Policy T4 New Development and Transport Safety.
- 5 Upon commencement of development a plan indicating the position of boundary treatment(s) to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the dwellings are occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.
Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property in accordance with Local Plan Policies GD1 General Development Policy and D1 High Quality Design and Place Making.
- 6 Upon commencement of development details of the proposed external materials shall be 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 Local Plan Policy D1 High Quality Design and Place Making.

PA Reference:-

2019/0231



BARNSELY MBC - Regeneration & Property



Scale: 1:1250