

Planning Officer's Report

Ward: Baildon (ward 01)

Recommendation: TO GRANT PLANNING PERMISSION

Application Number:

18/02782/FUL

Proposal:

Residential development of 9 units (revised scheme)

Address:

Baildon Mills Northgate Baildon West Yorkshire

Applicant:

KMRE GROUP LTD & JOHN PEEL &
SONS

Agent:

Mr Roger Lee

Proposals and Policies:

Habitat Regulations Assessment - Impact on the South Pennine Moors Special Protection Area (SPA)/Special Area of Conservation (SAC)

Policy SC8 of the Bradford Local Plan Core Strategy sets out an approach to avoiding or mitigating the effects of development on the integrity of the South Pennine Moors SPA/SAC where that development is not directly connected with or necessary to the management of the site. It identifies Zones A, B and C and sets out the approach to be taken in each of these zones.

The application site is within Zone C, which is land up to 7 km from the SPA and SAC boundary.

The likely effects of residential development in Zone C on the nature conservation interest of the SPA/SAC would arise from the additional recreational pressure that the development might cause.

To mitigate these adverse effects, a developer contribution towards mitigation is required. This is to be secured via the Community Infrastructure Levy (CIL) payable in respect of this development; Habitat Mitigation being included in the CIL Regulation 123 list.

Parish Council:

Baildon Parish Council

Publicity and Number of Representations:

The application was advertised by individual neighbour notification. Expiry Date 06.08.2018

The application was publicised by the display of site notice type(s):
SN Cons Area Affects setting of LB - Publicity Expiry Date - 17.08.2018. No representations have been received.

Summary of Representations Received:

None received

Consultations:

Drainage - Details required by condition.

Highways - No adverse implications.

Design and Conservation - Raise concerns regarding scale and that context is required via section drawings. Concern also raised regarding I-shaped layout and detail and materials. amended plans have been received in response to the concerns raised.

Summary of Main Issues:

1. Principle
2. Residential Amenity
3. Visual Amenity
4. Highway Safety

Appraisal:

1. Principle

The application seeks permission for revisions to previously approved application for residential block of 14 dwellings down to a 9 unit block of revised design.

The principle of residential development on this site is considered acceptable and already established under extant permission 17/00921/MAF. There have been previously approved residential schemes, and the site is located within a sustainable location. Furthermore, given the lack of a 5 year housing land supply in the Bradford district, the National Planning Policy Framework (NPPF) requires that Local Authorities must consider applications for residential development favourably unless there are clear material reasons otherwise. It is therefore considered that an application for residential development remains acceptable, notwithstanding the recent adoption of the Local Plan for Bradford.

The application remains subject to an assessment of the local impact of the development, and the main issues will now be considered:

2. Residential Amenity

The proposed dwellings comprise an L-shaped block across 2/3 storeys on this split level site. Two storey gable would face onto properties to the south on The Grove.

Revised drawings have been provided and now include the addition of streetscapes primarily in response to the conservation officers comments.

The amended drawings help to explain the scale and visibility with neighbouring dwellings.

The submitted drawings demonstrate ground level changes and surrounding property and demonstrate that the height of the proposed block and siting is such that it would not be so

prominent in views. From The Grove and would have a less than substantial impact upon the amenity of the nearest neighbours at the southern boundary.

The revised drawings and sections establish that the spacing distance to neighbouring properties are sufficient to prevent any adverse impact on habitable rooms. The nature and position of windows within the building also alleviates any concerns regarding overlooking of amenity private space.

The massing arrangement of the building is not considered to represent a significant threat to neighbouring amenity, given the siting to the north. Any increase in overshadowing will only impact small areas of neighbouring curtilage at limited points in the day.

3. Visual Amenity

The site lies within the Conservation Area.

The proposed block is between two and three storeys in height given the stepped levels across the site and is of L shaped design.

The scheme has been amended following consultation response from the Councils Conservation officer. The conservation officer raised a number of concern with the initial submission and which included the tiled roof, the lack of sections, mock arch features, window proportions, Juliet balconies and areas of cladding. Additional concern was raised with respect to plastic gutters and downpipes being inappropriate.

Amended plans have addressed each of these concerns and the amended scheme is now considered to be acceptable with respect to the conservation area and the wider local context.

The revised block is considered to respond acceptably to the constraints and topography of the site, as well as producing a design, scale and appearance that respects the character of the locality. Existing planting/boundary treatment and the proposed landscaping of the site will also ensure a high quality development that sits comfortably in this setting.

4. Highway Safety

Given the previous approvals of residential schemes on the site, it is considered that there will not be any significant adverse highway safety implications as a result of the proposed scheme which amounts to a reduction in the number of units from 14 to 9. Adequate parking and turning areas are provided within the site. The council's highway officer raises no objections to the proposal.

Community Safety Implications:

None foreseen

Equality Act 2010, Section 149:

In writing this report due regard has been taken of the need to eliminate unlawful discrimination, harassment and victimisation, advance equality of opportunity between

different groups and foster good relations between different groups. The issues with regard thereto are noted above in relation to this application but do not raise any matters that would outweigh the material planning considerations

Conclusion:

That planning permission is granted

Reasons for Approval:

The proposed dwelling does not result in harm to neighbouring amenity, visual amenity or the setting of the nearby listed buildings. Policies DS1, DS3, DS5, and EN3 of the Local Plan for Bradford and the requirements of the NPPF are deemed to be satisfied.

Conditions or Reasons for Rejection:

1) No 'built development works' shall be begun until full details of all facing materials, including samples of facing walling stones and roof slates, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed and maintained in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development is sympathetic to the built and natural environment in the locality, in accordance with policy DS1 of the Local Plan for Bradford.

2) All gutters, down pipes and other external plumbing to be installed on the building shall be fabricated in cast iron or sectional aluminium with a black finish and these shall be retained in that form thereafter.

Reason: In the interests of visual amenity and the character of the heritage asset and to accord with Policies EN3, DS1 and DS3 of the Core Strategy Development Plan Document.

3) None of the residential dwellings hereby approved, shall be brought into occupation until the off street car parking facility associated with that residential dwelling has been laid out, hard surfaced, sealed and drained within the curtilage of the site in accordance with details which shall have first been submitted to and approved by the Local Planning Authority. The gradient shall be no steeper than 1 in 15 except where otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to accord with DS4 and DS5 and Appendix 4 of the Local Plan for Bradford.

Footnotes:

Positive & Proactive Statement in accordance with Article 35(2) of the Town and Country (Development Management Procedure) (England) Order 2015

In dealing with this planning application the Local Planning Authority adopted a positive and proactive manner. The Council offers a pre-application service for minor and major applications and applicants are encouraged to undertake this. Proposals are assessed

against the National Planning Policy Framework, Local Plan for Bradford policies and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption and are referred to in the reason for approval or reason(s) for refusal. The Local Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.

Planning Officer: Paul Verity

Date: 17 January 2019