2021/1428

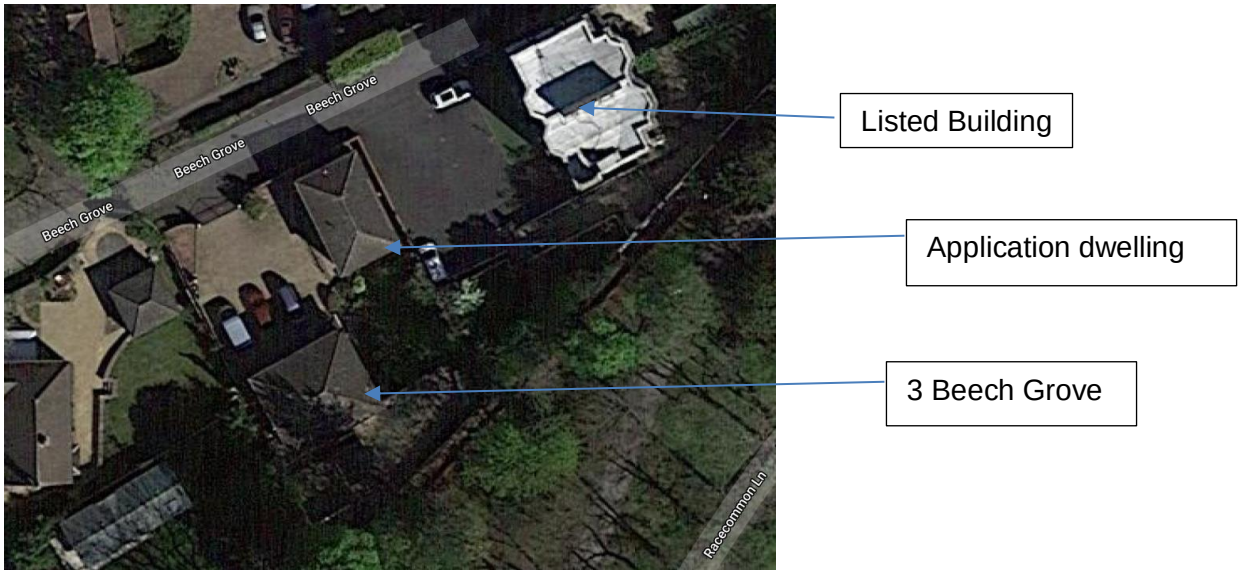
Mr P Spiers

Erection of single storey side extension to form attached garage

Granny Flat 3 Beech Grove, Kingstone Barnsley S70 6NG

Site Description

The application relates to a dwelling in the grounds of a large, detached property at 3 Beech Grove. This was previously a two-storey outbuilding comprising a granny flat that was granted planning permission under 2017/0440 to become a separate dwelling. As 3 Beech Grove is used for caring for severely disabled residents the outbuilding is intended to provide accommodation for a carer and family members. Beech Grove is a quiet residential street with dwellings backing onto the southernmost aspect of Locke Park in Kingstone, Barnsley. The property is accessed by Beech Grove and shared with number 3 with a large area of hardstanding to the front of both dwellings which could accommodate multiple cars. The next nearest neighbours are to the north east at Park View Guest House, a Grade 2 Listed Building is approximately 20m away to the northeast, separated from the application site by a substantial brick wall.



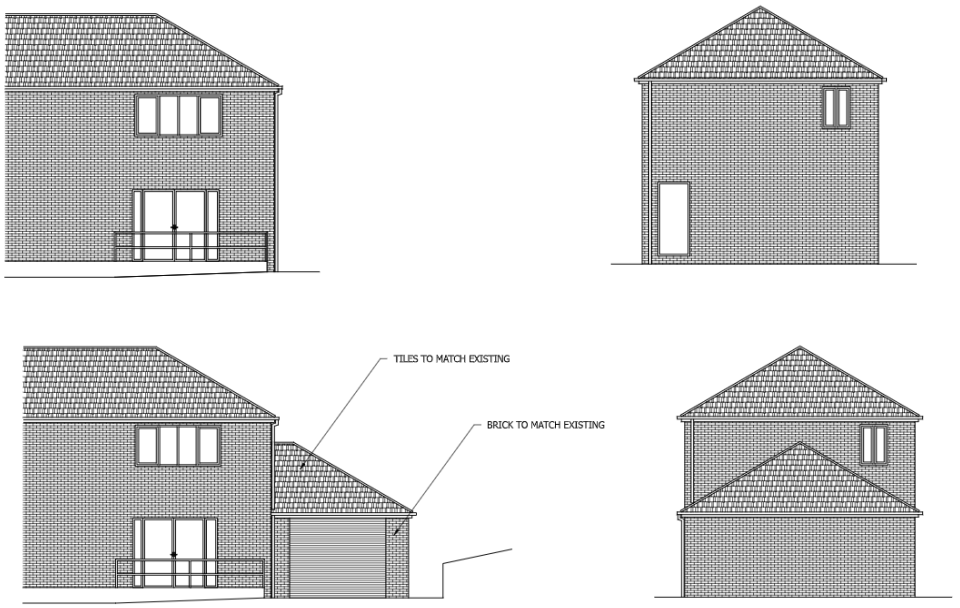
Planning History

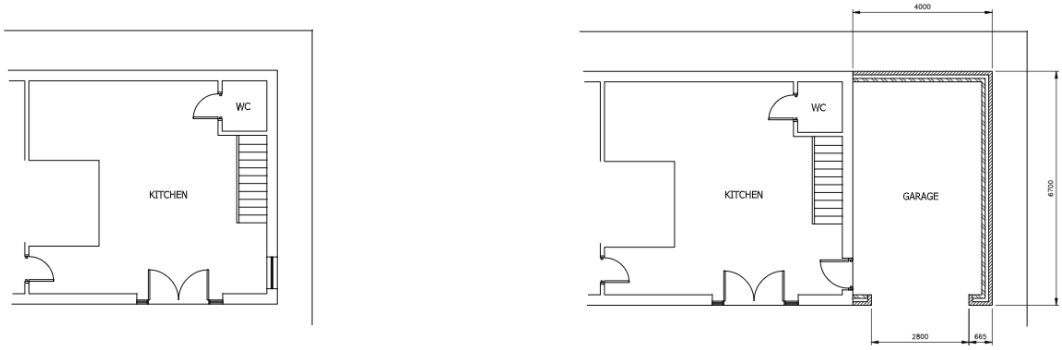
2017/0440 Proposed conversion of existing garage/residential annex into separate dwelling and construction of a single storey extension to the front of the building – Approved 28/04/21

Proposed Development

The applicant seeks permission to erect a single-story garage extension to the side of the dwelling which was converted to residential under 2017/0440. The garage would have a hipped roof to match the dwelling, and measure 6.5m wide, 4.2m deep and 3.6m to the ridge

(2.5m to the eaves). The external dimensions would measure 6.7m long by 4.0m wide and be of materials to match existing.





EXISTING GROUND FLOOR PLAN
SCALE 1:100 AT A3

PROPOSED GROUND FLOOR PLAN
SCALE 1:100 AT A3

Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following Local Plan policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

SPD's

Supplementary Planning Document (SPD) – 'House Extensions and other domestic alterations' sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations.

These policies are considered to reflect polices set out in the revised NPPF, which requires development to be of high-quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Representations

Notification letters were sent to surrounding properties. One letter was received which confirmed no objections, and one letter of objection was received raising concerns about construction impacts (noise and dust), and the potential for construction vehicles to block Beech Grove or use neighbouring driveways for parking or turning.

Consultees

Conservation – no objections

Assessment

Principle of Development

Extensions and alterations to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Historic Environment

The site lies close to the Grade II Listed Park View at 2 Beech Grove and separated from it by a substantial brick wall.

The Conservation Officer considers that the setting of the Listed Building has been altered and compromised in the past and the change proposed by this application would not cause any substantial or material harm to the setting of the Listed Building as it is of relatively low scale development, and is visually recessive in the locality. As such the proposal is in accordance with Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

Residential Amenity

The garage is of single storey and does not have any windows so there would be no possibility of overlooking into neighbouring properties. It would be located in an area where there are already parking facilities so it would not cause any additional noise or disturbance, other than during construction. As it is single storey and set at right angles to the main dwelling at 3 Beech Grove, it would not obstruct the views or cause overshadowing to a significant degree as would be viewed against an existing 2 storey dwelling. The roof would also slope away from any shared boundaries. As such, it would not significantly increase overshadowing or be an overbearing feature, in accordance with Local plan Policy GD1.

Visual Amenity

The proposed outbuilding would be set back from the highway and would be located on the far side of the existing dwelling and is unlikely to be visible from the highway and public vantage points. It is a modest building, and the external walls would be predominantly obscured by the existing boundary features and the topography of the garden, with the building set down from the rear boundary wall. In addition, the pitched roof reflects the

character of the existing dwelling and the adjacent dwelling at 3 Beech Grove. Materials are to match existing.

The scale, design and materials of the outbuilding harmonise with the host property and the surrounding area as a whole, in accordance with Local Plan Policy D1 and the SPD.

Highways

The existing parking areas would remain unaffected by the proposed and there will remain ample parking space for several vehicles.

Conclusion

Taking into account the relevant development plan policies and other material considerations submitted with this application, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval, subject to conditions limiting its use.

Other matters

One objection was received from a neighbour in regard to potential for noise, disturbance and congestion/ unauthorised parking on Beech Grove. Whilst there undoubtedly will be some disturbance during construction, it would be for only a temporary period and not anticipated to be severe due to the modest nature of the proposal, and the parking area at the application site is large enough to accommodate a number of vehicles. The Council does not have the authority to restrict parking on public highways where there are no restrictions. Equally, the Council has no authority to restrict parking on private roads. Illegal parking would be a civil matter.

Recommendation

Approve – subject to conditions