

2024/1035

Mrs Lottie Creaser

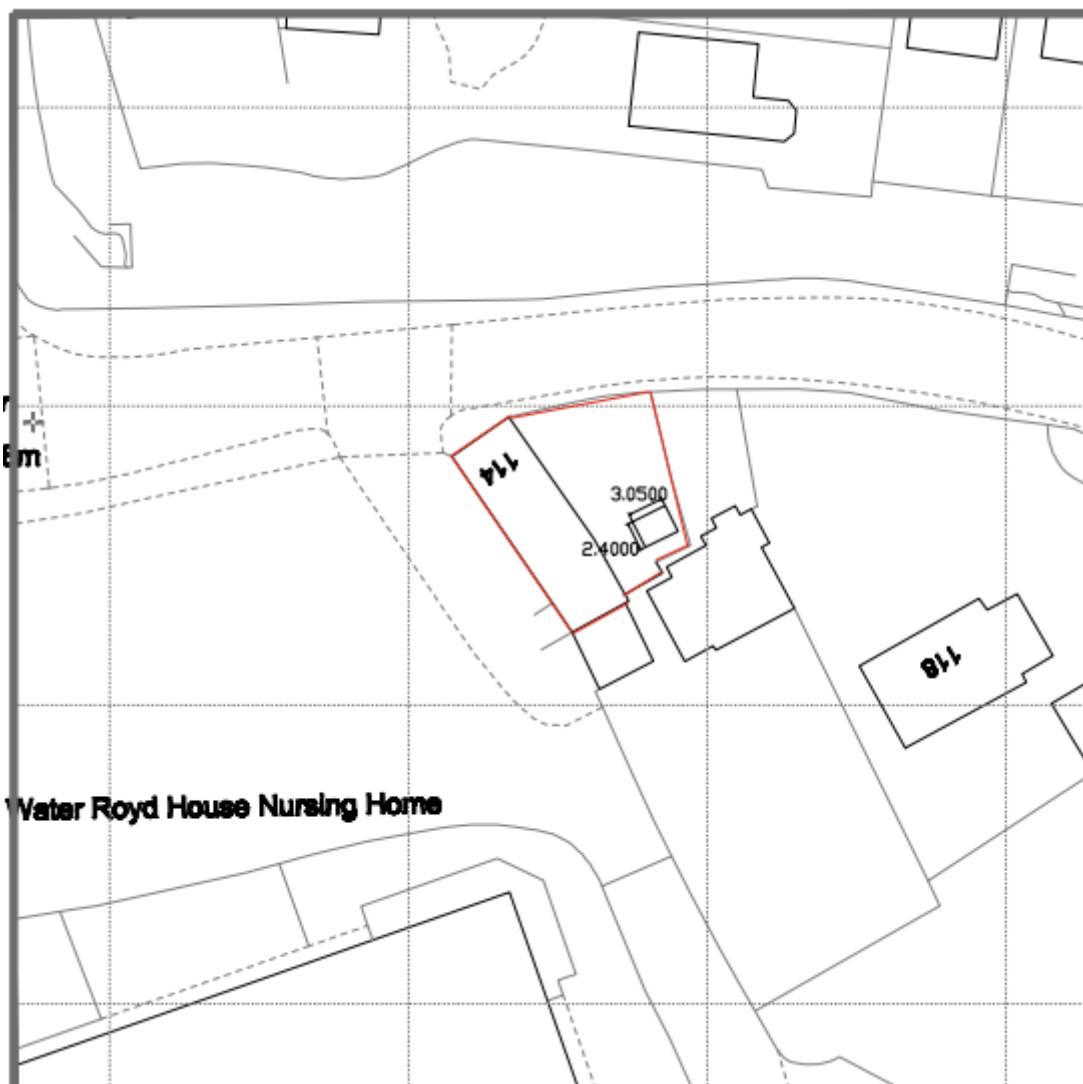
114 Keresforth Road, Dodworth, Barnsley, S75 3NX

**Removal of precast concrete garden store and erection of prefabricated timber garden room**

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### Site Description

The application relates to the garden space of 114 Keresforth Road within the Dodworth area. The property is a two-storey dwelling changing to single storey at the rear. The property is constructed from Off-White render to the west and south elevation and to the single storey of the east elevation. The two-storey east elevation is formed from stone. A modest garden is located to the east of the dwelling surrounded by conifer trees to the north and east. Directly to the south of the garden is neighbouring 116 Keresforth Road. Directly to the north of the site is Keresforth Road. To the west of the site is public open space. The only impactable neighbour is 16 Keresforth Road. This is a two-storey property formed from Off-White render and is similar in style and character to the site dwelling.



## Relevant Planning History

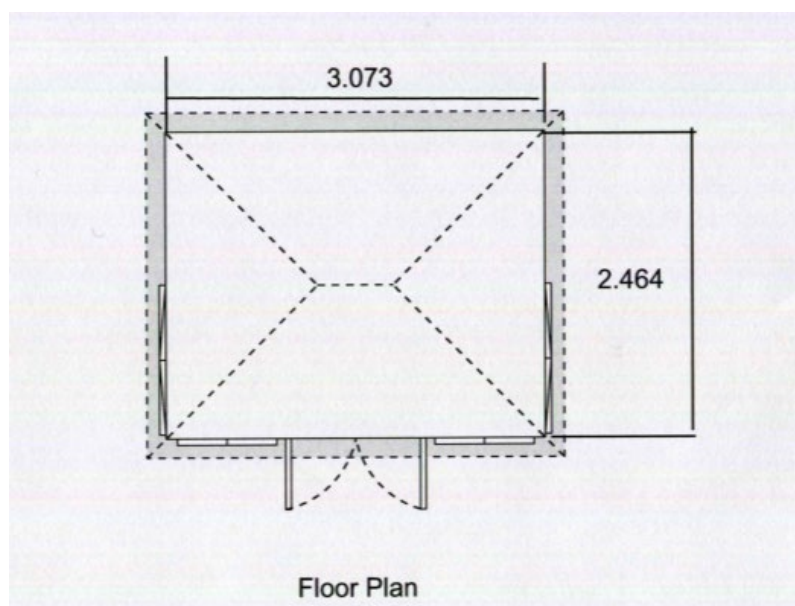
B/00/0176/DO - Erection of first floor extension – Historic Decision

2019/0129 - Erection of a first floor rear extension – Approved with Conditions

## Proposed development

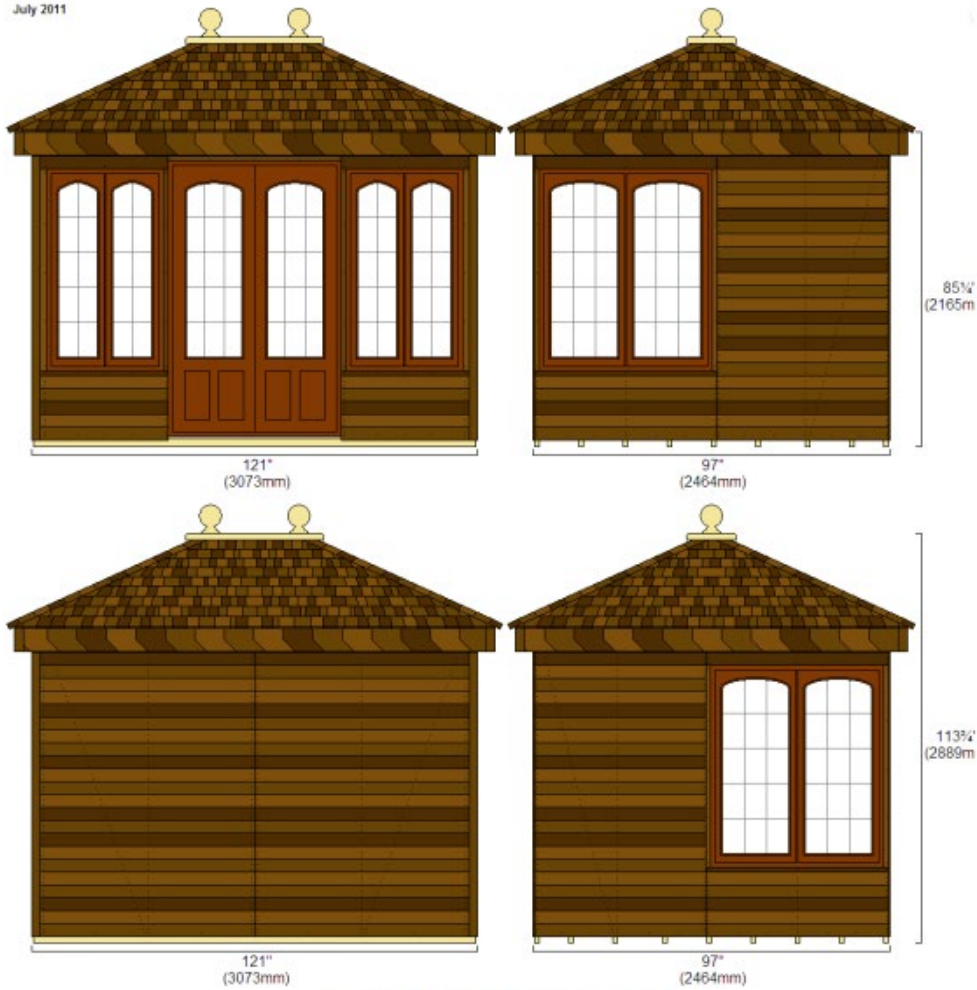
The applicant is seeking permission for the removal of a precast concrete garden store and the erection of a prefabricated timber garden room.

The proposed garden room would have a hipped roof with an approximate ridge height of 2.9 metres and an approximate eaves height of 2.2 metres. A width of approximately 3.1 metres is proposed with an approximate length of 2.5 metres. Glazing is proposed to the front elevation along with glazed doors located centrally. Glazing is proposed to the front of the side elevation approximately 1.2 metres in width. The garden room is proposed to be built from prefabricated timber tongue and groove board. The roof is detailed to use mineral felt shingles over timber.



## Ashton 10' x 8'

July 2011



Ashton 10' x 8' - cubic capacity = 616.18 ft<sup>3</sup> = 17.44 m<sup>3</sup>

## Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

### Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High Quality Design and Place Making.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***

### Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

### National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed places.***

### **Consultations**

No consultees were consulted on this application.

### **Representations**

Neighbour notification letters were sent to surrounding properties. No representations were received.

### **Assessment**

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

### Principle of Development

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety

### Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

The proposed outbuilding would be erected to the northwest of 16 Keresforth Road. Existing boundary treatment assists in screening the proposal and retains the privacy of the applicant. The proposed garden room is to be erected a greater distance from the boundary than the existing garden store. If anything, this will therefore reduce any overshadowing impact from the proposal.

Given the proposal is to the north of 16 Keresforth Road, overshadowing will not be impacted. The use of a hipped roof allows the maximum height of the garden room to be reduced to the eaves' height at the nearest point to the boundary. This assists in reducing the dominance of the proposal. As such, this weighs considerably in favour of the proposal.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

### Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling.

The House Extensions and Other Domestic Alterations SPD states that Detached garages and outbuildings should relate sympathetically to the main dwelling in style, proportions and external finishes. In most cases, it will not be appropriate for a garage to be sited between the house and the road. Detached garages and outbuildings should be single storey structures and the eaves height should not normally exceed 2.5 metres from ground level, whilst the ridge height should not exceed 4 metres.

The garden room is below the maximum 2.5 metre eaves height and is below the maximum 4 metre ridge height outlined within the House Extensions and Other Domestic Alterations SPD. Although matching materials are not used, it is acknowledged the garden room is a prefabricated building and so it would not be reasonable to require matching materials. Additionally, the garden space within which the garden room is proposed is substantially screened from public view. A hipped roof form is preferable to a commonly used flat roof. If a flat roof was used, the proposal would not require planning permission. The use of a hipped roof is therefore welcomed and matches the site and neighbouring dwellings. This therefore substantially weighs in favour of the proposal.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

### Highway Safety

The proposal would not result in an increase in the number of bedrooms or the loss of parking facility therefore will not have any effect on highway safety. This weighs substantially in favour of the proposed development.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

### Planning Balance and Conclusion

In considering the above assessment, the proposed development is acceptable regarding residential and visual amenity and highway safety. Any concerns are limited to the materials used; however, the proposal is within a private garden space which cannot be seen from public view and therefore has little to no impact on visual amenity of the street scene. On balance, this application is therefore recommended for approval.

### **Recommendation**

**Approve with Conditions**