
2022/0635

Mr and Mrs Gail Bailey

Erection of single storey extension to garage and conversion of garage into residential annex

2 Royston Lane, Barnsley, S71 4NL

Site Location & Description

The applicant's property is a detached residential dwelling located on Royston Lane in Royston. Access into the site is from Royston Lane with a hard surfaced parking area to the front/side, leading to a pitched roof garage in the North-West corner of the rear garden area. To the front boundary line is a stone wall with a tall hedgerow and to the North is an ex sub-station which also contains several trees and other vegetation.

Royston Lane is one of the main routes into Royston from the Town Centre and nearby settlement of Carlton. The surrounding street scene is largely residential but there are some business uses and other services nearby including a petrol station and public house directly adjacent to the site.



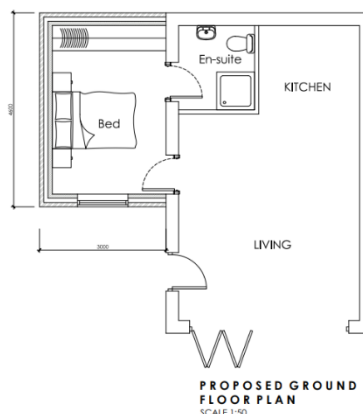


Proposed Development

The applicant is seeking approval for the conversion of the existing garage into an annex and the erection of a single storey side extension to be used as a bedroom for the annex. The extension projects 3m to the side with a length of 4.5m. The extension is designed with a pitched roof with a height of 2.5m to the eaves and 3.9m to the roof ridge.

The application was originally submitted as a conversion to an annex with the installation of a dormer, prior to the amended plans being submitted.

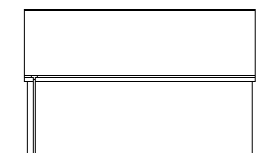
The existing lean-to section of the garage will be removed to make way for the extension.



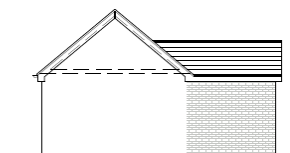
PROPOSED SIDE SCALE 1:100



PROPOSED FRONT SCALE 1:100



PROPOSED SIDE SCALE 1:100



PROPOSED REAR SCALE 1:100

Relevant Planning History

B/76/1441/RO – Formation of bow window (Historic)

B/84/1112/RO – Erection of extension to dwelling (Historic)

2009/0985 – Erection of a detached garage to dwelling (Approved with conditions)

Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

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:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Planning decisions 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 Local Plan (adopted January 2019), alongside the Joint Waste Plan and relevant neighbourhood plans, form the statutory development plan for Barnsley. It establishes policies and proposals for the development and use of land up to the year 2033 and will be used when considering planning applications and to coordinate investment decisions that affect the towns, villages and countryside of Barnsley. The Local Plan supersedes the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy T4: New Development and Highway Improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals for should:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

None

Representations

Neighbouring properties were consulted on two occasions (once for the initial proposal and once for the amended proposal); no comments were received to either proposal.

Assessment

Principle of Development

The site falls within the urban fabric which has no specific land allocation; however, the site and immediate surrounding area is made up principally of housing. Extensions, alterations to residential properties and the erection of domestic outbuildings are considered acceptable in these areas where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

Residential Amenity

There is a specific section within the Council's SPD for House Extensions referring to domestic outbuildings, with a sub-section relating to annexes which reads:

'An annex building, often referred to as a 'Granny Annex' may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling, be single storey and in all circumstances, it should only have 1 bedroom and no more than 3 rooms in total.'

The proposed annex building has 3 rooms in total, is single storey with an internal floor space size of c.40sqm and a footprint size of 52sqm. This is fairly large for an annex/outbuilding, but the annex is found within a rear garden area of 245sqm and is not considered to take up a disproportionate amount of the rear garden (21%), with a close relationship retained to the host dwelling. There is also space to the side (North) of the dwelling which is used for parking and is being retained. The agent has provided details that the annex will only be used by a family member and this will be conditioned.

The annex is situated in the North-West corner of the rear garden area sharing a boundary with a property to the West (no. 18 Gooder Avenue) with the extension being at a separation distance of c.12m from the rear elevation of no. 18 Gooder Avenue. The extension is limited in its eaves height (2.5m) and roof ridge height (3.8m) and is situated to the East of this neighbouring property and will not lead to a significant overshadowing or overbearing impact over this neighbouring property.

There are new build properties to the North of the applicant's property, but this is physically and visually separated by a sub-station, a hedgerow and several trees. Also, the extension is located off

the Southern elevation of the existing garage and the proposed development will have very little (if any) impact on the residential amenity enjoyed by neighbouring properties to the North.

The proposed extension has a habitable room (bedroom) window located on the side elevation, facing South. There is a separation distance of 7m from the window to the side boundary line, but the site visit showed that there is strong boundary treatment in the way of a tall hedgerow which encloses the rear garden providing privacy for users of the annex and neighbouring properties. The window would be situated at a distance of 18m from the rear elevation of no. 4, which contains habitable windows. This is less than the minimum separation distance expected of 21m, but the windows do not face directly onto each other. Given the strong boundary treatment, there are no concerns raised in terms of privacy to no. 4, or any other neighbouring property.

Subject to appropriate conditions restricting the future use of the annex, the proposed development is considered to be in compliance with Local Plan Policy GD1 and the SPD for House Extensions and Other Domestic Alterations. The proposed development is acceptable in terms of residential amenity.

Visual Amenity

The existing garage is being converted alongside a modest extension to the building which has a footprint size of 13.5sqm. The eaves height is 2.5m with a roof ridge height of 3.9m. All of these dimensions are not considered to be excessive and the general design principles of the extension are in keeping with the existing outbuilding/dwelling. The total footprint size of the outbuilding is c.52 sqm which is fairly large for a domestic outbuilding but is nonetheless sympathetically in size compared to the host dwelling and does not take up a disproportionate amount of the rear garden space. The external materials are to match.

The site is located on a main road, but the garage is set back significantly, with a large amount of screening on the front, South and Northern boundary lines of the property. The existing garage and proposed extension will largely be screened from the road by a combination of the boundary treatment, the host dwelling and the neighbouring dwellings.

Other small changes are proposed to the existing elevations of the building including the garage door on the frontage being removed and replaced by a set of bi-folding doors, this is considered to be acceptable.

The proposed development is in compliance with Local Plan Policy D1 and SPD House Extensions and Other Domestic Alterations and is acceptable in terms of visual amenity.

Highway Safety

The proposed development removes a parking space from the site due to the conversion to annex. However, there is sufficient space retained on site for the parking of 2 x vehicles which is in line with the Council's parking SPD. The proposed development is considered to be acceptable in terms of visual amenity.

Recommendation

Approve with conditions