
2024/0724

Applicant: Mr M Perkins

Development: Erection of attached garage to 3 storey terraced dwelling

Address: 6 Saffron Court, Wombwell, Barnsley S73 0AP

Site Location & Description

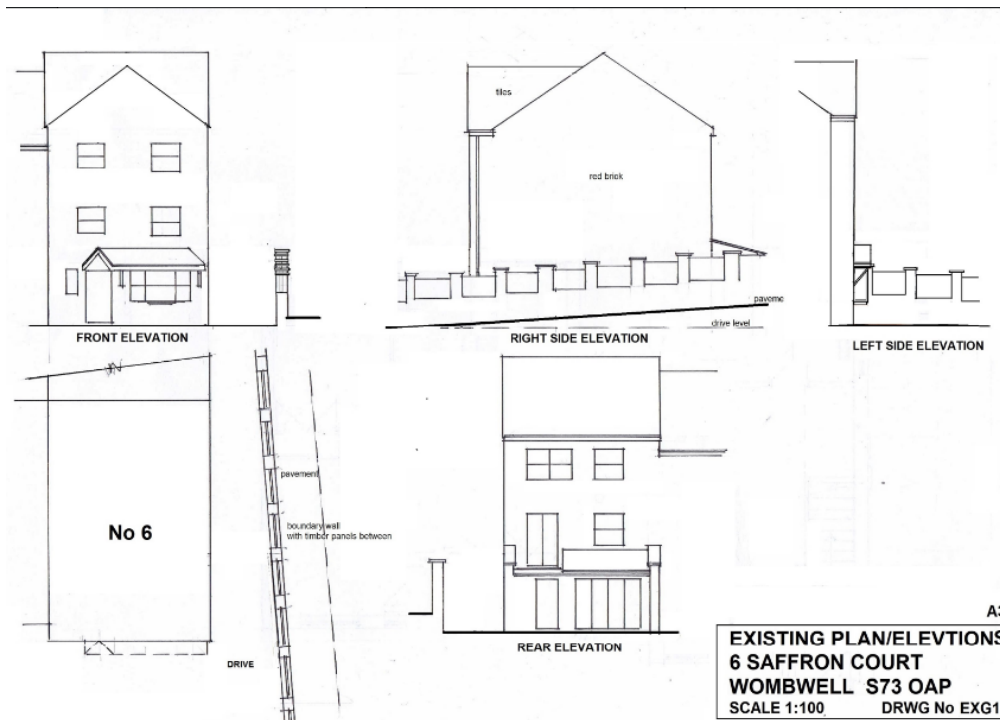
Saffron Court is modern residential development located off Mayflower Way, a short link road from the A6333 Valley Way/Mitchells Way roundabout and park road, at the edge of Wombwell town centre. The site is located within the cul-de-sac of Saffron Court at the end of a block of four terraced dwellings. Mayflower Way is located beyond the side boundary. The side boundary is brick built with a tall hedge along part providing some screening.

The site consists of a three-storey end terrace, constructed with red brick and designed with a grey tiled cross gable roof. Since construction, a small rear extension has been erected and the existing integral garage has been converted to living accommodation with a bay window replacing the garage door. The dwelling additionally features a front canopy which stretches across the front elevation. Vehicular access is via Saffron Court with off street parking provided at the front of the dwelling. The driveway slopes steeply away from the property and is bound at the front by a low-rise metal fence and low gated entrance, giving an open appearance. Due to the topography of the site the property sits much higher than the road and the rear garden is tiered taking advantage of the slopping site.



LOCATION PLAN 1:1250

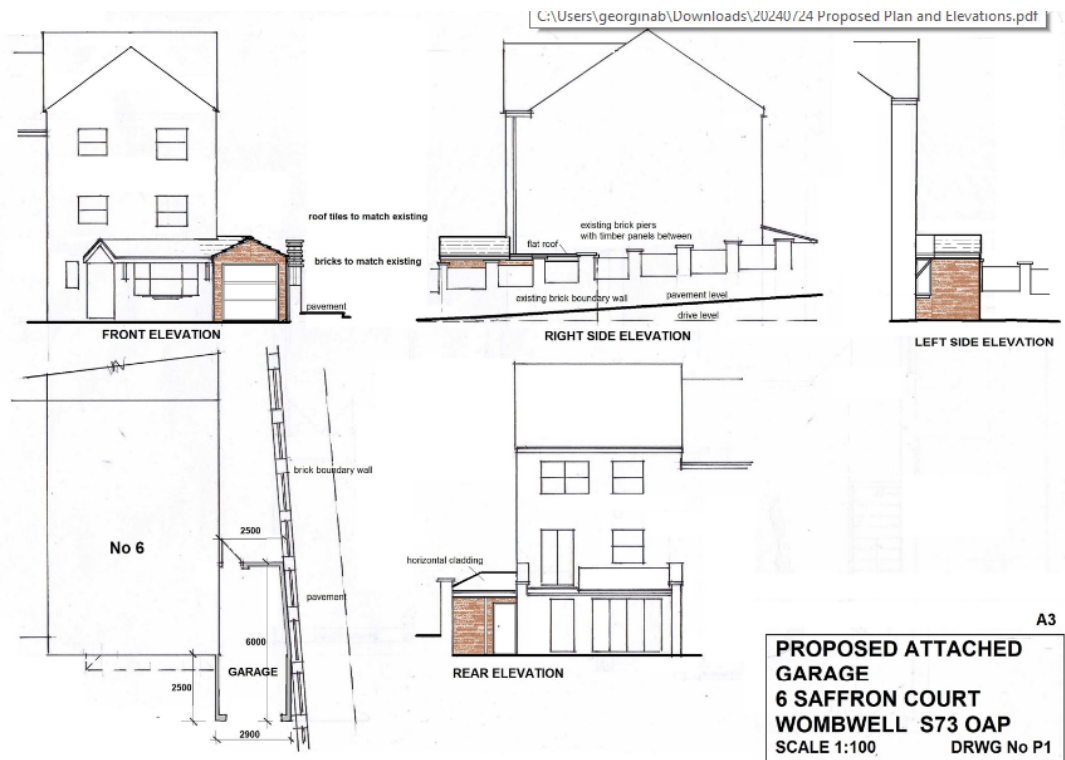
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Proposed Development

The proposal is to erect a single storey side/ front extension projecting beyond the front elevation by 2.5m. The total length of the garage will be 6m, with a maximum side projection of 2.9m tapering to the rear due to site boundary restraints. The extension will provide a garage accessed from the front of the property. The extension is proposed to be gable fronting and constructed in brick and tile to match the existing dwelling and would partially feature a cross-gable roof. Where the garage extends rearwards beyond the front elevation of the property, the proposed roof would be flat with horizontal cladding.





Relevant History

B/2004/1311/WW - Residential Development - Erection of 31 No. dwellings and 27 No. apartments - Approved

2023/0563 - Single storey front/side garage extension – Refused (identical application)

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 significant 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 139 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.

Local Plan

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

Policy SD1: Presumption in favour of Sustainable Development

Policy GD1: General Development

Policy T4: New Development and Highway Improvement

Policy D1: High quality design and place making.

SPD

Supplementary Planning Document - House Extensions

Supplementary Planning Document – Parking

These policies are considered to reflect the Principles 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

Highways DC – No objections

Representations

None

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

The side extension will be located within the curtilage of the host property. The extension will be located away from the adjoining properties directly adjacent to the brick wall boundary with Mayflower Road. The proposal will not introduce side facing windows therefore the impact to the adjoining property is not expected to be increased by the proposal. Due to the location of the proposal

and distance away from the adjoining neighbour the proposed side/ front extension is not expected to cause any significant loss of amenity currently valued by the neighbouring properties. The proposed development is therefore in compliance with local Plan Policy GD1 and the SPD for House Extensions and is considered to be acceptable in terms of residential amenity.

Visual Amenity

SPD: House extensions states that it is important that any extension is designed to be in keeping with the host property and the character of the surrounding street scene. Unsympathetic additions can destroy the character of the host property. The front of a building is the most important for its contribution to the street scene. Generally, therefore, front extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or the character of the street scene.

The proposal site is a feature within two street scenes, Mayflower Road and Saffron Court. The impact to these needs to be carefully considered. The dwelling has undergone renovation in 2020, which included the conversion of the existing integral garage into internal living accommodation. Whilst the conversion falls within permitted development rights, the addition of a bay window and front canopy would have required planning consent, for which there is no record.

The original street scene consisted of a block of four identical town houses, each with a small canopy above their front doors. Today three of the four dwellings retain their similarity and support maintaining the strong identity of the terraced block within the wider estate. It is acknowledged that the applicant's dwelling is located at the far end of the block, and although the current deviation in design by the introduction of the canopy and bay window may be perceived as having a low visual impact, nevertheless it must be noted that it still has an impact on the street scene.

The proposal is to erect a side extension projecting 2.5m to the front, with the garage door forward of the house frontage resulting in the proposal being unnecessarily dominant and would as a consequence appear as an unduly intrusive feature in the street scene to the detriment of visual amenity. The proposed roof arrangement comprising a cross pitched roof with a flat roof will appear visually and physically at odds with the host property, and when viewed from Mayflower Road will appear architecturally inconsistent with the existing dwelling. The proposal would result in a significant and detrimental impact to the character of the dwelling, highlighting the uncharacteristic canopy, which as a result would harm the character of the street scene. This would be contrary to Policy D1 of the Local Plan and SPD: House Extensions and Other Domestic Alterations.

Highway Safety

The proposed attached garage does not meet the minimum internal dimensions required by planning policy to be counted as a parking space. Notwithstanding this, satisfactory parking provision would remain within the curtilage should the proposal be erected. The site and proposal will accommodate more than two parked vehicles along with turning space in line with the principles set within SPD: Parking and in compliance with Local Plan Policy T4.

Summary

The proposal is identical to that of App. No. 2023/0563 which received a refusal of planning permission on visual amenity grounds with the following reason:

In the opinion of the Local Planning Authority the proposed single storey front/side garage extension to the dwelling would be contrary to Local Plan Policy D1 and the Council's Supplementary Planning Document, House Extensions and Other Domestic Alterations in that the extension, due to its location forward of the front elevation would be architecturally inconsistent with the character of the property and would as a consequence appear as an unduly intrusive feature in the street scene to the detriment of visual amenity.

The application proposes a structure which would be out of character and harmful to the visual amenity of both the dwelling and the street scene. As the proposal does not comply with guidance outlined in SPD House Extension and Other Domestic Extensions and with Local Plan Policy D1 High Quality Design and Place Making, the proposal should be refused.

Recommendation

Refuse