

2024/0210

Mr Ross Walsh

3 Keresforth Mews, Dark Lane, Barnsley, S70 6RY

Replacement garage extension

Site Description

The dwelling is a single storey detached dwelling located in on Dark Lane just off Keresforth Hill Road. The dwelling was a former outbuilding of Keresforth Lodge. The dwelling has a glazed front elevation and a turning area to the front with a detached kennel to the side (to be replaced).

Relevant Planning History

2018/0075 - Conversion of existing outbuilding into dwelling (Approved with Conditions)

2018/1475 - Conversion of garage into dwellinghouse and increase in eaves and ridge height to provide additional accommodation within the roof space (Approved with Conditions)

Proposed Development



The applicant is seeking approval for the erection of a single storey side extension to form an attached garage. The extension will project 4.55 metres from the side (west) elevation of the dwelling. The extension has a width of 6.5 metres. The extension will feature a pitched roof with a ridge height of 4.8 metres and an eaves height of 2.95 metres. The materials used will be matching stone and roof tiles with the addition of white render to the side and rear elevations.

Policy Context

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 was adopted in January 2019 and is also 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 and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 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 – Green Belt

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy GB1: Protection of Green Belt – In accordance with the NPPF, the erection of new buildings within the green belt will be classed as ‘inappropriate’ development with sites in the green belt being protected from such. Exceptions to this are:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries;
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs; and
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land).

All such buildings will still be considered in terms of their impact on the openness of the green belt and whether they cause other harm.

In accordance with the NPPF and as set out in GB1, the Council will not allow proposals for 'inappropriate' development in the Green Belt unless it can be shown that there are very special circumstances that justify setting aside local and national policy.

Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt – Provided that it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

- Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces;
- Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building;
- Dividing an existing house to form smaller units of accommodation.

All such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

Policy HE1: The Historic Environment – States that development which affects the historic environment and Barnsley's heritage assets, and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

Supplementary Planning Document: House extensions and Other Domestic Alterations

This document establishes 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 should;

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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 – 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 inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 139 states that *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”*.

Consultations

The LPA's Conservation Officer was consulted and raised no objections.

Public Rights of Way were consulted and raised no objections.

Representations

Neighbour notification letters were sent to surrounding properties, two comments were received and in summary raised the following points.

- We have received no letter from the planning department in respect of 3 Keresforth Mews.
- Concerns that the proposed plans suggest that the proposed garage would be built up to the boundary wall.
- Concerns over the proposed garage height and questions over the proposed materials
- In the light discussion with planning officer, we have no further concerns with the proposals.
- Whilst I do not object particularly to the proposal, I am concerned that the applicant is in the process of building other outbuildings which when complete together with the proposed garage would look very much over-developed.
- The original consent (2018/0075) to convert the property from a garage to a dwelling proposed an unobstructed turning head for the provision of a fire appliance this has not yet been implemented even though the property is fully occupied.
- The outbuildings currently being built appear to be obstructing this turning facility.
- Once the garage is built vehicles will also have to be parked in the fire appliance turning facility and contradict condition 4 of the original permission.

Assessment

Principle of Development

The site falls within Green Belt as such, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles from the SPD and the following criteria;

- The total size of the proposed and previous extension should not exceed the size of the original dwelling
- The original dwelling must form the dominant visual feature of the dwelling as extended

The proposed garage will remain subsidiary to the host dwelling and is of a scale and design which is appropriate to the host property. The original dwelling will still be dominant. 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 highway safety.

Impact on the Green Belt

The starting point to assess extensions and alterations for sites within the Green Belt is identifying how the original dwelling stood in 1948, or whenever the house was built, whichever is later. In this case the dwelling was built post 1948, as the planning application was submitted 2018.

- Original dwelling = 90.5sqm
- Proposed extension = 29.5sqm
- Proposed dwelling = 120sqm

As such, the proposed extension does not exceed the size of the original dwelling and is in compliance with Local Plan Policy GB2. Permitted development rights have already been removed from the property as a result of planning approvals 2018/0075 and 2018/1475.

Visual Amenity

The SPD states that *'materials should normally be of the same type, colour and texture to the existing house or as close a match as possible'*. In this case, the proposed materials will partially match the existing dwelling with matching roof tiles and stone to the front elevation. To the side and rear elevations white render is proposed which is deemed acceptable in this circumstance as these elevations are not highly visible in the street scene and match the render present on the adjacent detached garage at 2 Keresforth Mews.

The extension utilises a pitched roof which is akin to the existing dwellings pitched roof, is set down from the main roof line and therefore acceptable. The height of the garage is also comparable to the adjacent detached garage at 2 Keresforth Mews.

The proposed extension partially conforms to the SPD in terms of its external materials and roof type, however it will have little impact upon the character of the street scene due to the harmony with the existing dwelling in terms of its size and scale. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

The SPD states that single storey side extensions *"should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling)"*. The proposed projection is to be 4.55 meters which is less than two thirds the width of the original dwelling therefore, the proposed projection is acceptable. The proposed side extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing.

In terms of overlooking there will be no detrimental increase from existing levels and no windows are proposed on the side elevation of the extension. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety.

Other Matters

With regards the extension being built up to the boundary wall the applicant was asked if a gap could be left however this was rejected. The LPA do not have grounds to refuse an application as a result of this. It is acknowledged this could cause future maintenance issues however any issues over access to the extension from a neighbouring dwelling would be a civil matter.

With regards the turning head, this should be constructed as approved under application 2018/1475 of which the site plan for this application concurs with. It is acknowledged that even with the addition of the garage vehicles could be parked in this area however that is a decision to be made by the applicant and there is no limit to the number of vehicles that can be parked at the property. The turning head should not be obstructed by any outbuildings.

Permitted development rights have been removed from the property therefore any outbuildings would require planning permission. For any existing or future outbuildings not acknowledged in this application planning permission should be sought as to not incur enforcement action.

Recommendation

Approve with conditions