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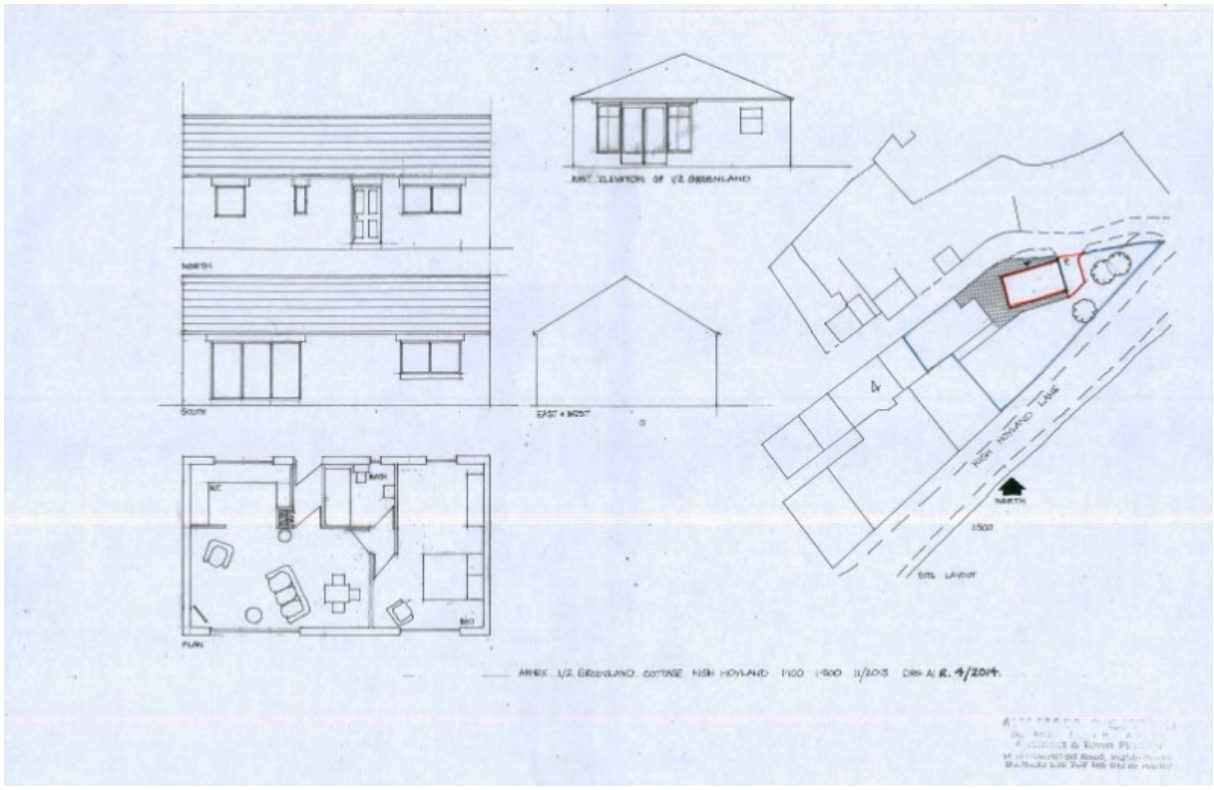
Mr and Mrs Dimberline
Erection of single storey detached annexe building
1-2 Greenland Cottage, High Hoyland Lane, High Hoyland, Barnsley

Background

2008/0541 – Erection of detached garage – Withdrawn by applicant

2014/0078 - Erection of single storey detached annexe building – Approved with conditions

2017/0333 - Erection of single storey detached annexe building – Approved with conditions



Description

The application relates to an end of terrace property of a single storey construction fronting onto High Hoyland Lane and at a higher level. The property is located within the Green Belt and within the village of High Hoyland.

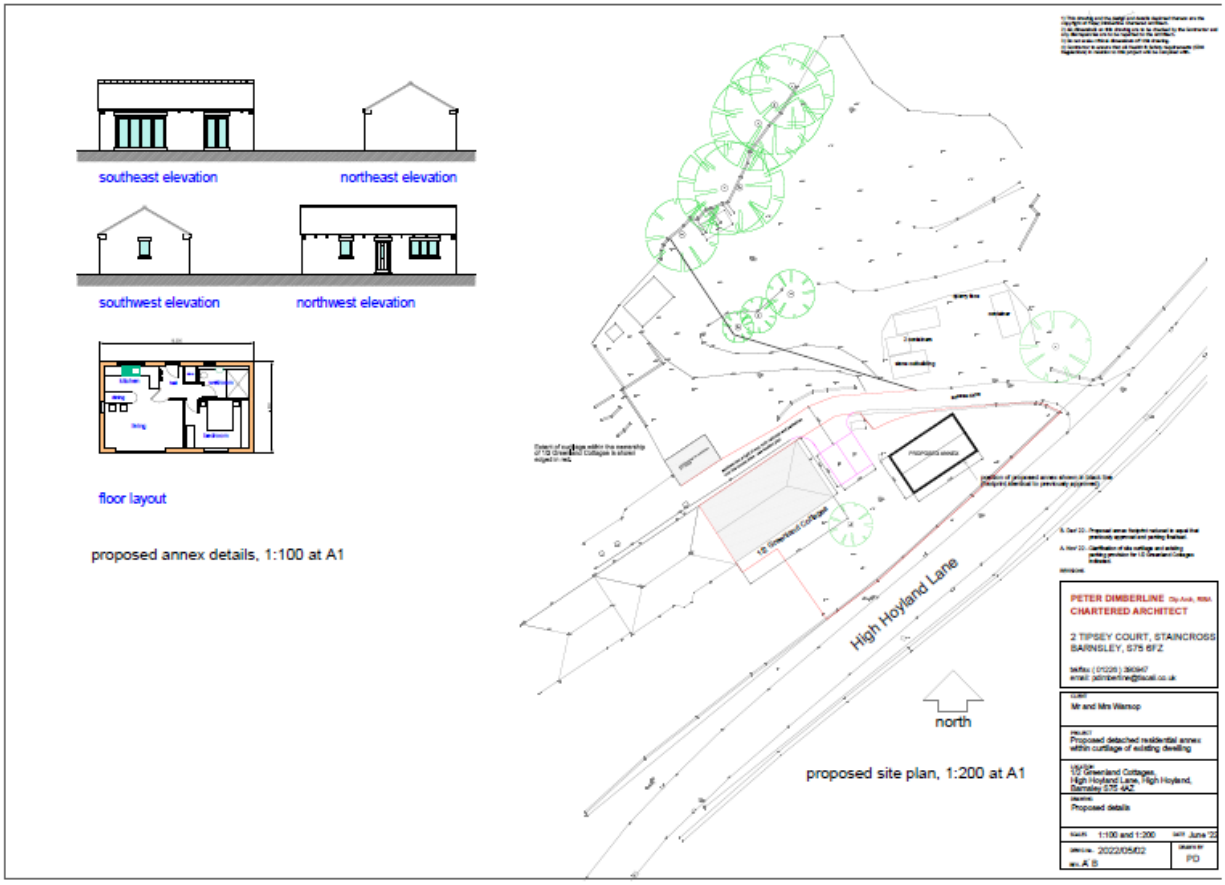
The property has a large side and front garden, bounded by a dry stone wall and planting. Part of the land owned by the applicant is separated by a shared access and set to the north. This is currently used as parking and is not part of the defined curtilage. The terrace consists of 3 properties; the central dwelling is two storey with the attached properties at either side being single storey.





Proposed Development

The proposal involves the erection of a detached single storey annex which measures 10.2m by 6m (61sqm). The floor area of the annex is identical to the annex approved under applications 2014/0078 and 2017/0333. The eaves are approx. 2.7m in height and the ridge height 4.6m. The annex would accommodate a bedroom, lounge/kitchen, and wet room. Two parking spaces for the dwelling are shown adjacent to the existing dwelling and annex.



Policy Context

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).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application.

In reference to this application the site is situated within an area of Green Belt as allocated in the Local Plan proposals map, therefore the following policies are relevant:

Policy GD1: General Development

Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt

Policy D1: High quality design and place making

Policy T4: New Development and Highway Safety

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 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.

The following section of the SPD is particularly relevant to this application:

Outbuildings and Annexes:- outbuildings should relate sympathetically to the main dwelling in style, proportions and external finishes. An annex building 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.

SPD Parking:

Other:

South Yorkshire Residential Design Guide

NPPF:

The NPPF 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.

Consultations

High Hoyland Parish Council – An application to erect an annex at this property was approved by the Planning Authority in 2014, renewed in 2017, and then allowed to lapse. Since this application is very similar, High Hoyland Parish Meeting has no objections. However, we will expect that if the LPA approves this new application, that the same or similar conditions would be applicable as before.

Highways – Concerns raised with regard to the parking provision provided. The annex shall be ancillary to the main dwelling.

Drainage – Details to be checked by Building Control

Representations

No comments have been received

Assessment

Principle of Development

The principle of the development has already been accepted with the previously approved applications under application refs 2014/0078 and 2017/0333, however these permissions have not been implemented. As with the previously approved applications, the proposed annex is of the same floor area and does not increase the floor area of the dwelling to over 100% of the original floor area of the existing dwelling, in accordance with policy GB2 of the Local Plan and is therefore acceptable in principle.

Annex principle

The Supplementary Planning Document House Extensions and Other Domestic Alterations provides specific guidance for the erection of annex buildings. The SPD states that:- 'An annex building 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 above SPD guidance limit annexes to three rooms, irrespective of size. The annex is of a similar layout to the previously approved annexes and has 3 rooms and a hallway. The annex is set to a side and not a rear garden, however as the property does not have a rear garden this is considered to be acceptable in this instance. The annex would share an access, parking and garden areas with the existing dwelling which is in compliance with the SPD.

Residential Amenity

The proposed annex would be located within the side garden and adjacent to the existing dwelling. There are no properties set to the side of the proposed annex, therefore would be no impact upon residential amenity in terms of overshadowing. Given the size of the garage/annex, any additional noise and disturbance generated as a result would not be unreasonable.

The proposed windows to the annex mainly face onto the agricultural land at the front and the applicants land to the rear which is acceptable in terms of impact upon residential amenity and overlooking in accordance with the SPD.

Visual Amenity

The annex would comply with guidance set out in SPD 'House Extensions' in that it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. The annex would have a close physical relationship with the host dwelling, and is single storey, 3 rooms in total and could not be used as a separate dwelling at any time – which should be conditioned. Permitted Development rights should also be removed from the existing dwelling to prevent any further extensions being constructed without planning permission, in order to maintain the openness of the Green Belt and to protect residential amenity.

In terms of siting, the annex is set slightly forward of the frontage of the applicant's property due to the land ownership boundary and in order to allow sufficient access to the rear of the annex. It was previously suggested that the annex was attached to the main dwelling as an extension rather than a separate unit, however due to a covenant requiring access adjacent to the dwelling, the annex has been separated, however still allows for a close relationship between the host dwelling and annex. The revised siting of the annex allows for the main

dwelling to appear as the dominant feature and would be screened by planting to the east and south. The annex is situated within an existing pocket of properties, within the existing curtilage of the dwelling and would not encroach into the Green Belt or harm its openness, in accordance with policy GB2.

The design of the annex is similar to the previously approved applications and would be constructed with a low pitched roof and with materials to match the existing dwelling. The proposal is acceptable in terms of design and impact upon visual amenity in accordance with policy D1.

Highway Safety

Highways have raised concerns with regard to the parking provision on site, however the SPD House Extensions states that annex buildings should not have their own access. The property has sufficient parking space for two vehicles and separate parking is not required for an annex.

Recommendation

Grant subject to conditions