

2023/0350

Linda Lowe

40 High Street, Dodworth, Barnsley, S75 3RG

Ancillary building attached to rear of existing dwellinghouse to form garden room

## Site Description

The dwelling is a large two-storey, predominantly stone built detached dwelling located in Dodworth. High Street has a mixed street scene featuring a mix of commercial and residential uses. The dwelling has an integral garage to the front as well as an integral double garage to the rear along with a parking area and rear garden. The materials change to the rear with the inclusion of off-white render and the addition of solar panels to the roof of the dwelling.

## Planning History

B/98/1347/DO - Erection of side-attached double garage and front porch extension (Refused)

B/99/0364/DO - Erection of two-storey side extension and front porch (Historic)

## Proposed Development



The applicant is seeking approval for the erection of an attached building to the rear of the dwelling to form a garden room. The garden room has a length of meters 7.85 meters projecting away from the rear elevation of the dwelling and has a width of 3.45. The garden room features a flat roof with a total height of 2.9 metres. The materials used will be matching render and a rubber roof.

## 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 – Urban Barnsley / Dodworth Local Centre

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 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.

***Policy HE3: Developments affecting Historic Buildings*** – Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

### 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 134 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 were consulted and raised no objections.

### **Representations**

Neighbour notification letters were sent to surrounding properties, no comments were received.

### **Assessment**

#### Principle of Development

The site falls within urban Barnsley which has no specific land allocation; however, the site and surrounding area is made up principally of housing. Extensions 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 Upon Heritage Asset

The dwelling is unlisted and has no statutory protection of any sort. Despite initial appearances the dwelling has undergone a great deal of change to the rear. Although the frontage is relatively intact and contributes positively, the rear is much less coherent due to the upvc conservatory and other changes including the garage openings and the faux timber framing. The form, scale and detail of the proposed garden room raises few concerns and would not be overly visible. The existing wall will be re-built and although attractive it is not an original feature of the dwelling as can be seen from the wall facing Strafford Walk it has been re-built already. Also given the height of the wall it can be re-built using permitted development rights as the height is to not exceed 2 meters.

#### 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 match the existing

render on the rear of the dwelling and therefore the inclusion of the render won't be harmful to the street scene or the character of the dwelling.

The garden room utilises a flat roof which is usually not a supported roof type due to flat roofs being an inferior form of construction. However, in this circumstance it is acceptable because the roof type allows for the height of the garden room to be restrained and it is only 0.4 meters taller than what could be achieved using permitted development rights.

The proposed garden room 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 and being set to the rear of the property. 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

No objections were received from the neighbouring properties. The SPD states that *"extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected"*. The proposed garden room will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing and is partially screened by the boundary treatment. In terms of overlooking the proposed patio doors will only look onto the host dwelling's garden area. 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

It is also noted that a party wall agreement may need to be reached which is not affected by the decision on this planning application. Also building regulations approval would be required.

#### **Recommendation**

#### **Approve with conditions**