2023/0225

Mr Alan Robinson

25 Darley Avenue, Athersley South, Barnsley, S71 3QF

Erection of single detached garage to side of dwellinghouse

Site Description

25, Darley Avenue is a two-storey semi-detached dwelling in Athersley South, Barnsley; located in an area which is predominantly residential, dwellings can be found in all directions around the site alongside several schools, industrial uses, and green spaces beyond.

Darley Avenue has a relatively consistent street scene comprising of other two-storey semi-detached dwellings of a similar scale and appearance that benefit from modest front garden spaces, that in most instances has seen areas of hardstanding created to facilitate off-street parking alongside varying boundary treatments and additions to the front.

The site address is brick-built, utilising grey roof tiles on a hipped roof. It is bounded by hedging, trees, and low timber fencing to the front, with similar boundary treatments found to the side and rear. A modest front garden space extends alongside and to the rear of the property, with the area to the side and front comprising of loosely surfaced areas and an existing concrete base alongside grass areas and various vegetation.



Planning History

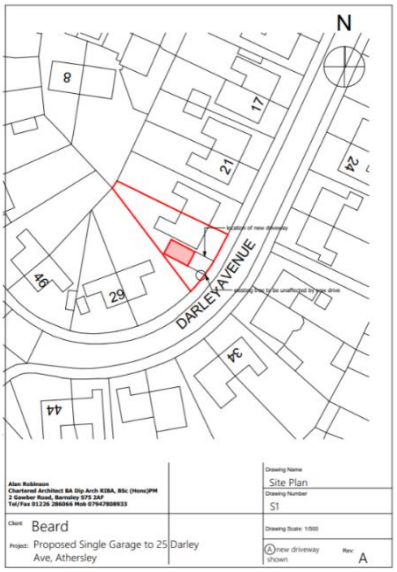
There are no previous planning applications associated with this address.

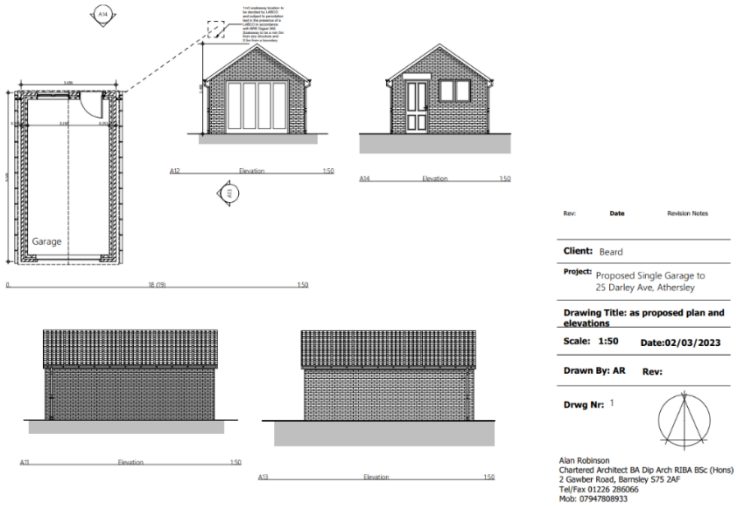
Proposed Development

The applicant is seeking approval for the erection of a single storey detached garage to the side of the dwelling alongside the creation of a driveway and associated access.

The proposed garage would have a width of approximately 3.7 metres and a length of 6.5 metres. Internally, the garage would have an approximate width and length of 3.2 metres and 6.1 metres respectively. The proposed garage would utilise external materials that matched those used in the construction of the original dwelling, including brickwork and matching roof tiles on a gable roof with an approximate eaves and ridge height of 2.2 metres and 3.5 metres respectively. A pedestrian doorway and window would be created to the rear of the garage with vehicular access to the front.

An area to the front of the proposed garage that is currently defined by a loose gravelled surface is to be re-surfaced, forming a new driveway. An amended site plan received 13/04/2023 reduced the total area to be re-surfaced as not to affect existing trees on site and would have a width of approximately 3.9 metres and length of approximately 5.1 metres.





Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 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 Fabric

The site is allocated as Urban Fabric within the adopted Local Plan, which has no specific land allocation and therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

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; reflecting the principles of 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.***

Consultations

Highways DC were consulted on the proposals; no objections were received subject to conditions.

Representations

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

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing; therefore, detached garages are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity, and highway safety.

Visual Amenity

The SPD states that *'detached garages should relate sympathetically to the main dwelling in style, proportions, and external finishes.'*

In this instance, the proposed garage would be located to the side of the original dwelling between its South (side) elevation and the boundary line shared with neighbouring property 27 Darley Avenue. It would not project beyond the front elevation of the original dwelling and would utilise a gable roof that would reflect the style and pitch of the roof of the original dwelling and external materials that matched those used within the original construction; therefore, the proposed detached garage would relate sympathetically to the main dwelling in style, proportions, and external finishes meeting the guidance of the SPD.

Furthermore, the proposals identify an area to be re-surfaced to form a driveway and provide access to the proposed garage. Whilst the proposed re-surfacing would result in a loss of some garden space to the front of the dwelling, prominent trees would remain unaffected and the overall impact to the character of the street scene would be minimal in the context of similar provisions to neighbouring properties.

The proposals, therefore, are considered sympathetic to the main dwelling and consistent with the character of the street scene and are considered acceptable and in compliance with Local plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Residential Amenity

Proposals for detached garages are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that '*detached garages should be single storey structures and the eaves height should not normally exceed 2.5m from ground level and that in most cases it is not considered appropriate for detached garages to include dormer windows as a way of accommodating rooms in the roof space'*. In this instance, the proposed garage would utilise a gable roof with an eave's height of approximately 2.2 metres with no plans to include dormer windows. It would also utilise a relatively restrained ridge height at approximately 3.5 metres.

The restrained roof height and general scale of the proposed garage is not considered to be overbearing, nor is it likely to increase levels of overshadowing or decrease levels of outlook that would be considered detrimental to the amenity of neighbouring properties, specifically, 27 Darley Avenue which is located adjacent to the site. Additionally, the angled positioning of this neighbouring property within the building line and existing boundary treatments comprising of various vegetation, including trees would likely further mitigate any adverse impacts.

Furthermore, it is not considered that the proposed garage would result in a loss of privacy with proposed windows small in scale and confined to the rear elevation which again, would be screened further by existing boundary treatments.

The proposals, therefore, would be considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

Highway Safety

The location of the proposed garage would be located to the side of the dwelling with a proposed area of hardstanding to the front of this, forming a driveway with associated access off Darley Avenue. Darley Avenue is an unclassified road and as such, a license would be required for the creation of a new access.

The site currently utilises on-street parking close to where Darley Avenue bends to adjoin Ashbourne Road. The creation of a new driveway would create an off-street parking provision for the property, reducing the need for on-street parking in an area where visibility is reduced. Highways were consulted on the proposals with no objections received; the proposals, therefore, would not be considered to adversely impact highways safety, maintaining it to a reasonable degree.

As such, the proposals would be considered acceptable and in compliance with Local plan Policy T4: New Development and Transport Safety.

Recommendation

Approve with Conditions