

2022/0600

Mrs Julie Cunliffe

102 Doncaster Road, Goldthorpe, Barnsley, S63 9HU

Detached storage building in rear garden

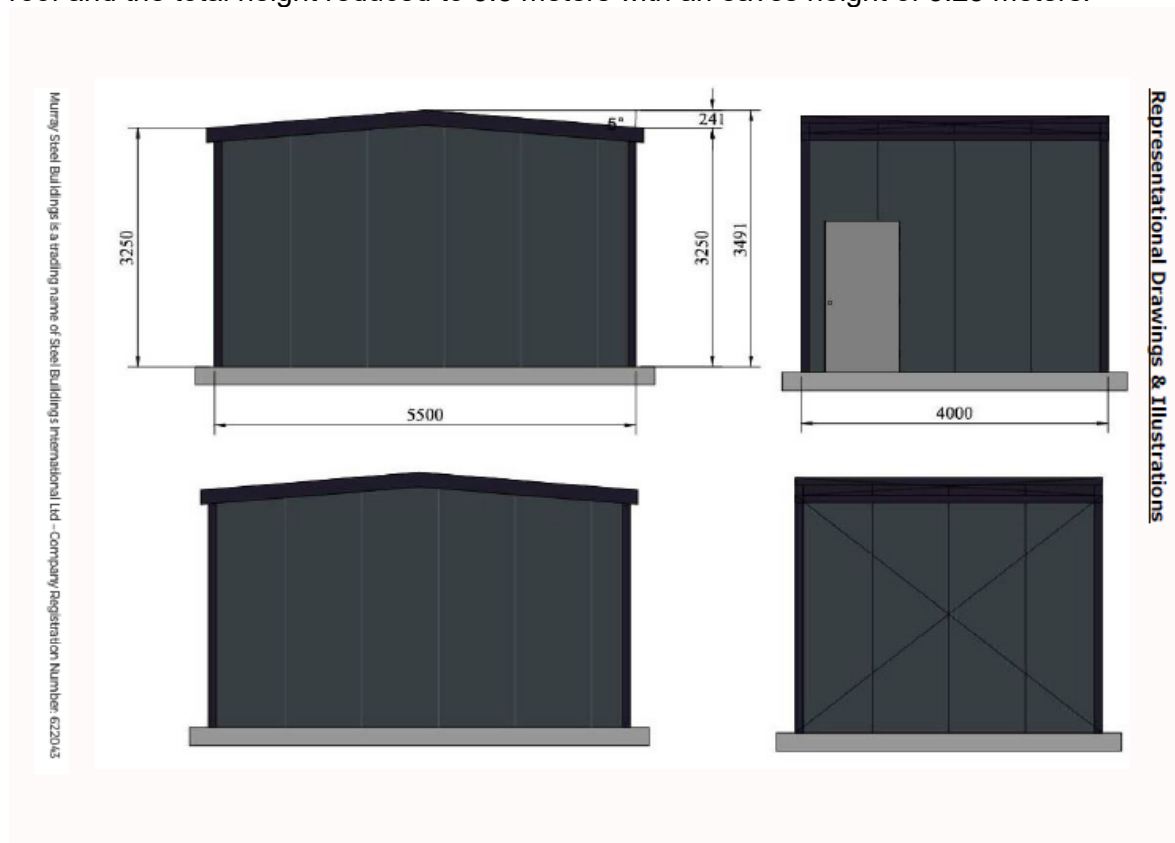
Site Description

The dwelling is a two-storey semi-detached dwelling located in Goldthorpe. Doncaster Road has a fairly consistent street scene, and the neighbouring dwellings are of similar tenure and materials. The dwelling has a small front garden and a patio area and existing detached outbuilding to the rear.

Proposed Development

The applicant is seeking approval for the erection of a detached storage building. Originally the building was shown to have a length of 5.5 meters a width of 4 meters. The building featured a sloping flat roof with a total height of 3.98 meters. The materials used would be composite anthracite cladding.

N.B.: On 23/08/2022, the proposal was amended. The roof type has been changed to a slight pitched roof and the total height reduced to 3.5 meters with an eaves height of 3.25 meters.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy

Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Allocation – Urban Fabric

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. 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 – 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 D1: High quality design and place making – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

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”*.

Provisions under the ‘Town and Country Planning (General Permitted Development) (England) Order 2015’

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) states that an outbuilding can be erected without planning permission providing outbuildings don't encompass over 50% of the dwelling's curtilage, the outbuilding is single storey, the height doesn't exceed 4 metres with a dual-pitched roof, 2.5 metres if sited within 2 metres of the boundary of the curtilage, or 3 metres in any other case. This is an important consideration with this application as it represents a potential fallback position, whereby an outbuilding can be erected without planning permission, because the Government considers the impact of such development to be modest.

Consultations

No consultees were consulted for this application.

Representations

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

With regards to what can be erected using permitted development rights, the only criteria that isn't met by the proposal and hence warrants the need for planning permission is the height of the building exceeding 2.5 meters, whilst being within 2 meters of the boundary of the curtilage. Therefore, with regards to this assessment the increase of height over 2.5 meters will be the main focus as if the height was reduced the outbuilding could be erected using permitted development rights.

Visual Amenity

The walling materials used are not a match to the existing building. However, given the surrounding boundary treatment and existing outbuilding, only the top of the building is likely to be visible from public vantagepoints and in this case the grey cladding would match the roofing material on the house and outbuilding and the colour of one of the boundary walls and as such would not be considered of significant detriment to the visual amenities of the site or its surroundings to warrant refusal of the application.. The proposed outbuilding is to be located in the rear garden therefore it will not be highly visible from public vantage points. The total height is relatively modest and does not exceed 3.5 meters from the ground level. With the existing boundary treatment, it is not deemed that the proposed height would cause the outbuilding to be highly prominent in the view from neighbouring private amenity space. It will not be visible in the street scene and other outbuildings are existing to the rear of Doncaster Road. The rear garden features an existing outbuilding with

total height of approximately 3.25 meters therefore the extra 0.25-meter increase with regards to the proposal would not be a significant increase over what is existing.

Also, a balanced building form is maintained. Given that the outbuilding is set in the rear garden and therefore not located within a highly prominent position within the street scene, it is not considered that the outbuilding would have a significantly detrimental impact on the character of the street scene. 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 *“extensions and outbuildings should not take up a disproportionate amount of private rear garden space and as a general principle should allow the retention of at least half the garden area”*. The original rear garden area is approximately 82sqm with the existing outbuilding currently taking up approximately 16sqm of that space. That leaves approximately 25sqm of space left from the 41sqm which is half of the original garden area. The proposed outbuilding is to be 22sqm and is therefore compliant in that half the original garden area will be retained.

No objections were raised from the neighbouring properties. The proposed outbuilding will not have a significant detrimental impact on any neighbouring property by way of overshadowing, being overbearing or overlooking as no fenestration is proposed. The outbuilding will be partially screened by the existing boundary fences and the existing outbuilding. 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.

Recommendation

Approve with conditions