2023/0080

Removal of garage and erection of detached annexe

36 Bloomhouse Lane, Darton, S75 5HZ

Site Location & Description

The site is located within an elevated and isolated location on Bloomhouse Lane in Darton. The site is accessed via a long private drive rising from Woolley Colliery Road. The site consists of a large stone-built farmhouse divided into two dwellings. This application relates to No. 36, which is a large two storey coursed stone building with stone cills and lintols and a pitched stone slate roof. The property benefits from a large garden area focused at the front and rear. The property has a large, long driveway leading to two detached pitched roof garages at the rear, and an area of hard standing providing off street parking. The property has been extended to the rear with a large conservatory. The site is bound by a mix of stone walls and fencing.
There is no planning history relating to the conservatory or garages. There is a large, grassed site bound by a stone wall and hedgerows/ trees to the side of the property which does not fall within the ownership of the applicant.

The site falls within Urban fabric and Housing Allocation within the Local Plan. The Housing Allocation site is 'HS11 Land South of Bloomhouse Lane, Darton' with allocation 'HS25 Land to the east of Woolley Colliery Road' located to the rear of the site.



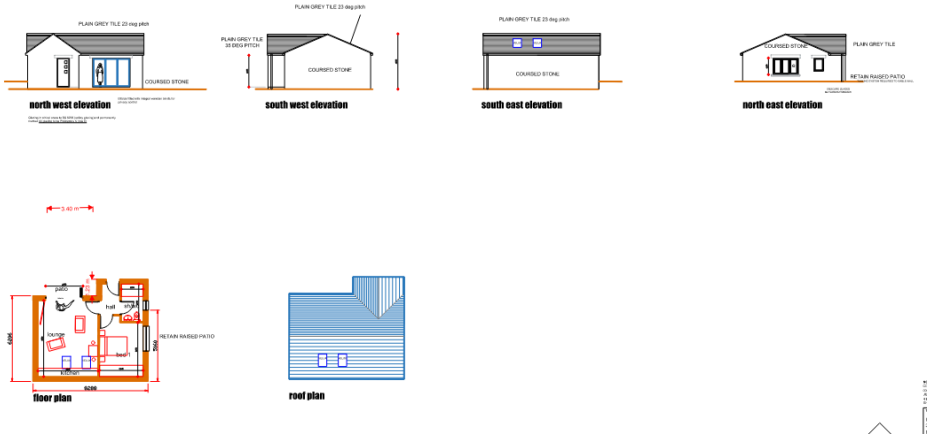




Proposed Development

The proposal is to for a single storey detached annexe following the demolition of the existing two garages at the rear of the site. The proposal will measure 8.3m x 6.2m with a small gable projection of 1.23m x 3.8m at the front. The annexe will be built in coursed stone, with grey tiles, and has been designed with a pitched roof, eaves 2.3m, total height

4m. The annexe will have three rooms, a living/kitchen, bedroom and shower room. The proposal is for the applicants Mother.



Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

NPPF

The National Planning Policy Framework 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.

In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches significant 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 achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy T4: New Development and Highway Improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure, and convenient access and movement.

Policy H2: Site HS11 Land South of Bloomhouse Lane, Darton

Supplementary Planning Document: Parking

Supplementary Planning Document: House Extensions and Other Domestic Alterations

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 for 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.

Detached extensions should relate sympathetically to the main dwelling in style, proportions, and external finishes. An annex building, often referred to as a 'Granny Annex' 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 one bedroom and no more than three rooms in total.

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Highways – No objections

Representations

No objections

Relevant History

2022/1249 Lawful development certificate for proposed demolition of garages and erection of domestic annexe - Refused

Assessment

Principle of development

The site falls within urban fabric and Housing Allocation within the Local Plan. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

The applicant is seeking planning approval to remove the garages on site and erect a single storey annexe to be used in connection with 36 Bloomhouse Lane. The applicant's mother will use the annex.

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 one bedroom and no more than three rooms in total.'

The building has an external floor area of approximately 55.85sqm. The building will have three rooms in total, a Kitchen/living room, bedroom and shower room. Patio doors will face front along with a front entrance door, the shower room and bedroom windows will face onto the rear garden area.

The proposal is for the building to be used ancillary to the host dwelling. The location of the building has a close physical relationship to the host property by way of its siting and will replace existing garages. The annexe would not have its own separate access or garden area, the existing garden area will be shared in line with planning policy and is therefore acceptable in principle.

Residential Amenity

The proposal will replace existing garage buildings and be built in the rear corner of the site. The proposal will have two side facing windows serving the shower room and bedroom. The proposal will be located 11.88m away from the shared boundary with the adjoining neighbour. Given the distance away from the shared boundary and the existing boundary treatment the proposed habitable window is not expected to cause any detrimental overlooking. As the building is ancillary to the main dwelling, additional noise and disturbance is not expected.

The proposal is not expected to cause any significant loss of residential amenity when assessed against Planning Policy. The proposal is therefore in compliance with Local Plan Policy GD1 and House Extensions SPD and is considered acceptable in terms of residential amenity.

Visual Amenity

Detached annexe buildings should relate sympathetically to the main dwelling in style, proportions, and external finishes. Although the proposal is located at the rear of the site, it will still be viewable from the street scene. The annexe will be built in matching stone and tile with a pitched roof design, harmonizing with the existing dwelling and its surroundings and

due to the location of the proposal at the rear of the site, it is not expected to be a discordant feature within the street scene.

The proposal when viewed with the existing is not expected to be detrimental within the surroundings and is therefore in compliance with Local Plan Policy D1 and SPD: House Extensions and other Domestic Alterations.

Highway Safety

SPD: Parking required two spaces for dwellings with three or more bedrooms. The proposal results in the loss of the existing garages, however, the site is large and will still retain three off-street parking spaces which satisfies the SPD requirement. As the annexe is to remain ancillary to the main dwelling, the proposals do not adversely impact upon the highway and are therefore considered acceptable from a highways development control perspective in compliance with Policy T4: New Development and Highway Improvement of the Local Plan.

Recommendation

Approve with conditions