

2022/1166

Mr Martin Claridge

20 The Woodlands, Bolton Upon Dearne, Barnsley, S63 8FR

Bay roof and canopy alterations to front, creation of parking space, and works to convert garage into utility room

### Site Description

The dwelling is a two-storey detached dwelling located in Bolton Upon Dearne. The Woodlands has a consistent residential street scene featuring a mix of detached and semi-detached dwellings. The dwelling has a parking area to the front which leads to an integral garage to the side.

### Relevant Planning History

2016/0926 – Demolition of existing building and erection of 28 no. dwellings with associated external works (Approve with Conditions)

2017/1068 – Variation of Condition 2 of app 2016/0926 – demolition of existing building and erection of 28 no. dwellings with associated external works (Approve with Conditions)

2018/0511 – Erection of single storey rear extension with a parapet wall and flat roof (Approve with Conditions)

2018/0531 – Fell Tree T1 within TPO 1/1978 (Withdrawn)

### Proposed Development

The applicant is seeking approval for the erection a roof canopy to the front elevation, creation of parking space and works to convert the existing garage into a utility room.

The architectural drawings include:

- Elevations:** Existing Front, Existing Side, Proposed Front, Proposed Side, Existing Rear, Existing Side.
- Floor Plans:** Existing Ground Floor, Proposed Ground Floor.
- Table of Conditions:** A table with 4 columns: No., Description, and Remarks. It lists 4 conditions for approval.
- Logos:** DASH & CO ARCHITECTS, CIAT.

No.	Description	Remarks
1.	That the applicant shall provide and maintain a parking space for the proposed development in accordance with the requirements of the relevant planning conditions.	
2.	That the applicant shall provide and maintain a utility room in accordance with the requirements of the relevant planning conditions.	
3.	That the applicant shall provide and maintain a roof canopy in accordance with the requirements of the relevant planning conditions.	
4.	That the applicant shall provide and maintain a parking space for the proposed development in accordance with the requirements of the relevant planning conditions.	

## 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 Fabric

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*** – 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"*.

### **Consultations**

The LPA's Forestry Officer was consulted and was concerned over the lack of a tree survey. Upon request the applicant refused to provide this. After discussion with the Group Leader the application was allowed to be determined without as the works impacting the TPO tree the most, the proposed parking space are retrospective.

Highways Development Control (DC) 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 fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. Extensions and alterations 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.

#### 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 dwelling with matching brickwork being used for the garage conversion. The addition of the roof canopy is not deemed harmful to the street scene and compliments the host dwelling. 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

There will be no significantly detrimental impact to the residential amenity of neighbouring properties as a result of the proposed works.

### Highway Safety

There will be no impact upon highway safety. The property is located off the turning head of The Woodlands, a private cul-de-sac with gated access. The proposals result in the loss of the garage as a parking space, but sufficient off-street parking provision is maintained.

### Impact on Trees

It is only the hard surfacing works that raise concern with regards to the trees. The surfacing works would not be as intrusive as the erection of a building and therefore wouldn't cause a significant disruption to the ground but a tree survey would normally be requested for completeness. However, given the surfacing works have already been completed there would be no benefit in now providing a tree survey or asking for it to be dug back up as this could cause more impact on the trees.

### **Recommendation**

**Approve with conditions**