

Planning Statement

Relatives Annexe at 134 Church Hill, Royston, BARNSELEY

Erection of domestic annexe within domestic curtilage

Background

The applicant wishes to erect a 2 storey annexe to enable multi-generational living.

This will comprise a detached 1 bed single storey annexe containing 3 rooms and a shower/wc at first floor plus a laundry room and double garage at ground floor. The building will be located to the western side of No 134 and will be behind the building line of Church Hill.

It should be noted that the applicant had previously obtained consent for a detached dwelling on the site of the proposed annexe. Ref 2009/0367 approved 13/5/2009. The new drive was formed as per the agreed plans however the house itself was not constructed.

Principle of development

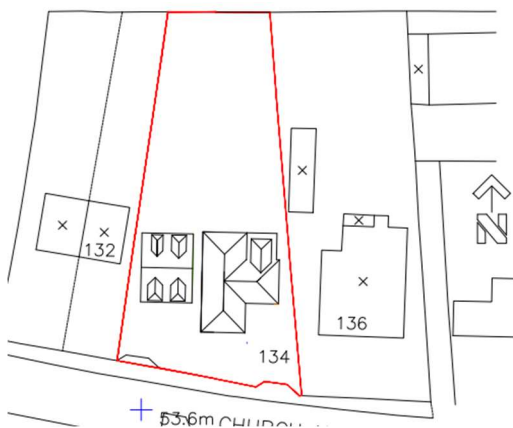
The principle of development should therefore be acceptable subject to meeting other policies in relation to the character of the area, highway safety and residential amenity.

Scale/Character

Design is detached and is an annexe to the host dwelling and the host dwelling and annexe have use of shared amenity space.

Impact on neighbouring properties/land use

The design is not dominant and will not cause overshadowing of adjacent properties.



Access Issues

Access to the site is to continue through the existing driveway to the west of No 134 Church Hill and will be shared with the host dwelling, and there will be 6 curtilage car parking spaces. It is considered that the access and parking proposed is adequate. In addition the driveway to the east of the host dwelling is to remain.

Policy

In section 6 of the NPFF Local Planning Authorities are urged to respond to the nationwide shortage of housing by 'delivering a wide choice of high quality homes'. This proposal meets this policy by providing accommodation for people seeking accommodation for multi-generational living in an established residential location. Additionally it is accommodation of quality that meets the design guidance as laid out in CABE Housing Space Standards.

There is a presumption in favour of sustainable development at the heart of the planning system, which should be central to the approach taken to both plan-making and decision-taking. Local planning authorities should plan positively for new development, and approve all individual proposals wherever possible.

J Murray MCI0B

14/11/2023