2023/0276

Mr S Littledyke

Erection a single storey detached garage and the erection of single storey rear extension and alterations to the window fenestration arrangement on the front of dwellinghouse.

21 Oakwood Avenue, Royston, Barnsley, S71 4EY

Site Location & Description

Oakwood Avenue is a residential, no through road, located within the settlement of Royston. It is characterised by a mix of detached and semi-detached, single and two storey properties of a mix of construction materials.

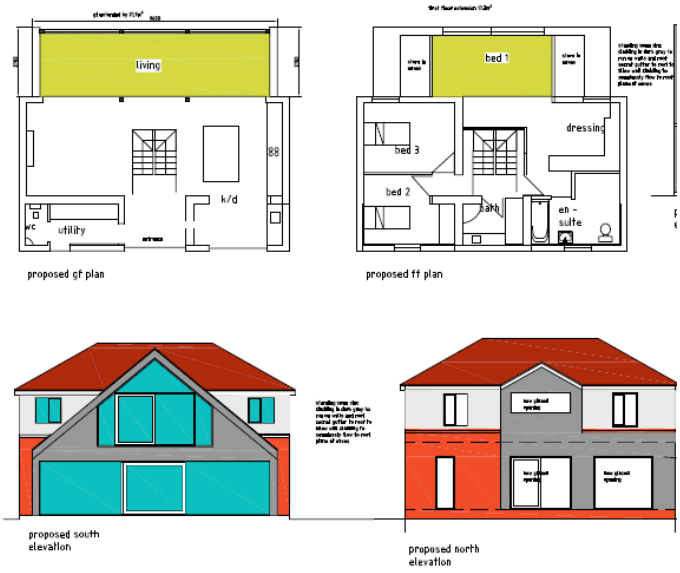
The application relates to a detached, two-storey property located at the head of Oakwood Avenue. The dwelling is brick built to the ground floor with render to the first floor, with timber detailing within the render. The property is set back from the highway and benefits from a large front garden; vehicular and pedestrian access is taken from Oakwood Avenue via a driveway to the north-western corner of the site. There is evidence of a former detached outbuilding in the north-eastern corner of the site, adjacent to a detached garage within a neighbouring plot.

The rear southern elevation has the appearance of the main elevation, with a steeply pitched 1.5 storey projection. Beyond the southern elevation is a further, enclosed, private garden area.

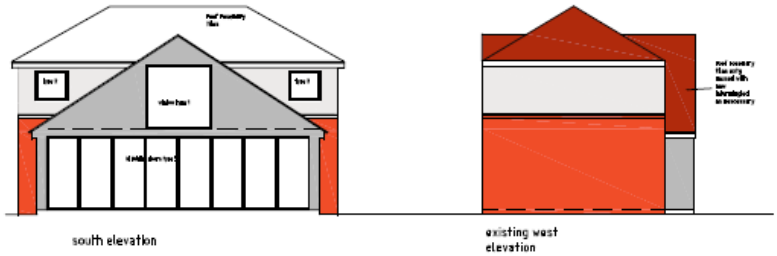
There are detached neighbouring properties, built on a similar building line, to the east and the west. To the north are bungalows fronting Oakwood Avenue. and beyond the rear (southern) boundary is a small tree belt with a supermarket and its associated car park beyond.

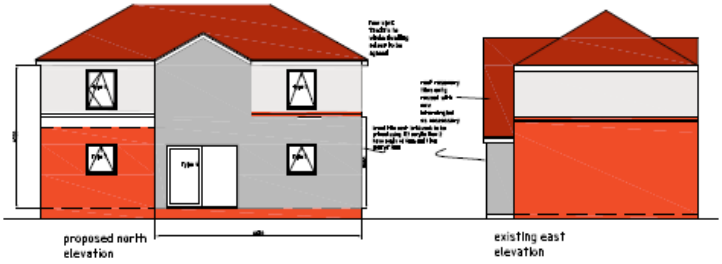
Site History

2021/1102 – Erection of a two-storey rear extension and new facing materials on part of the front elevation along with changes to the window fenestration, plus the erection of a detached garage to replace an existing outbuilding and associated boundary wall and gates – Approved



2022/0712 – Erection of two storey rear extension and changes to the external facing materials and window fenestration on the front elevation of the dwelling (amended plans compared with planning application 2021/1102) – Approved





Proposed Development

The applicant seeks permission for the erection of a single storey detached garage, the erection of a single storey extension to the rear elevation (southern) and alterations to the window fenestration arrangement on the front (northern) elevation.
The single storey rear extension is to project 1.9m from the rear southern elevation of the dwelling, is designed with a flat roof to a height of 2.4m.

The proposed garage is to be located in the north-eastern corner of the site, in the location of the existing garage and is to have dimensions of 6.5m by 6.5m with a height of 2.5m to the eaves and 4.25m to the ridge.

The applicant has referred to the southern elevation as the front and the northern elevation as the rear elevation. Whilst the southern elevation has the appearance of a front elevation with the porch detailing and does provide access to the property, there is no access to the curtilage of the property from the south and therefore the Local Planning Authority considers the southern elevation to be the rear of the property.

Existing Elevations

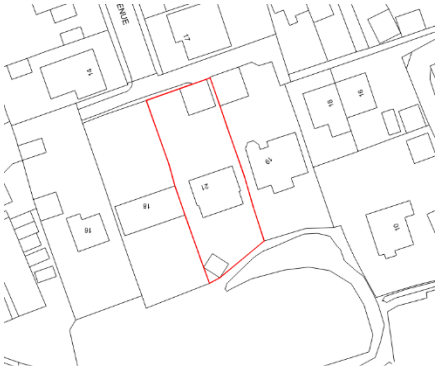


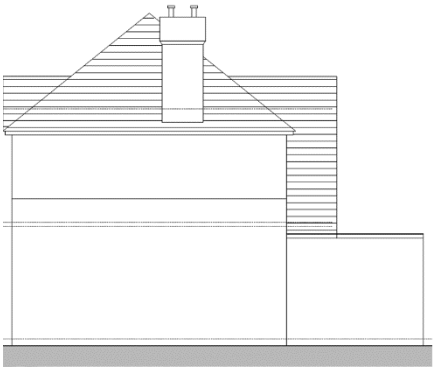
Existing Rear Elevation 1:50



Existing Front Elevation 1:50

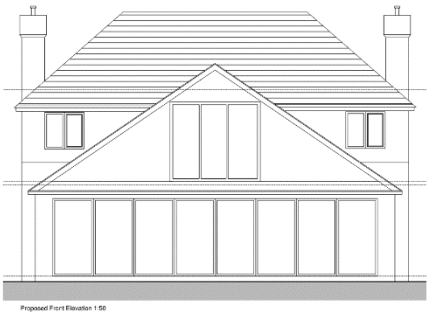
Proposed



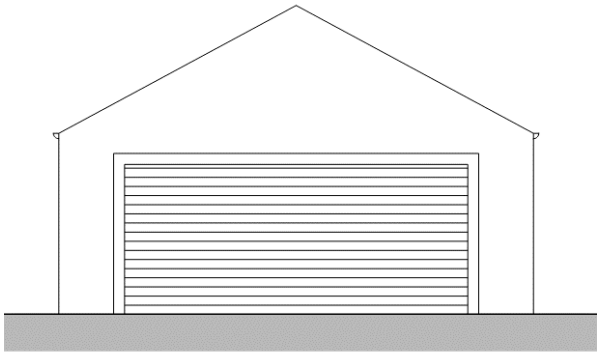


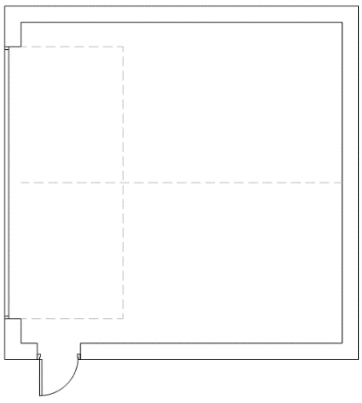


Proposed Rear Elevation 1:50



Proposed Front Elevation 1:50





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 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

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 GD1 General Development
Policy D1 High Quality Design and Place Making
Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

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.

Consultations

None

Representations

Neighbour notification letters were sent to surrounding properties; no comments have been 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 on highway safety. The southernmost tip of the rear garden is located within an area of Green Space which is covered by trees; however, the development would not affect this section of the curtilage and therefore Greenspace policy would not apply.

As outlined above, there have been several applications for extensions and alterations which have been approved. All the works which have been applied for under this application have been approved under the previous applications, however not under one application which would therefore impact implementation. As such, the principle for extensions and alterations to this property has previously been established.

Residential Amenity

The extension to the southern elevation proposed on the extant permissions, follows a similar form as the existing projection on the southern elevation. However, under this application, the extension is designed with a flat roof and projects 1.9m with a height of 2.5m. It is not considered that the proposed extension would lead to a detrimental impact on the neighbouring dwellings by means of overshadowing or loss of outlook due to its modest scale and being set in from the side boundaries. In addition, there are no windows located on the side elevation of the proposed extension which would not lead to an increase in overlooking.

The location of the garage has not altered from that of the extant permission, it is set away from the neighbouring properties, it would also be located adjacent to an existing garage in the neighbouring plot, which has a similar footprint and height and as such it would not significantly increase overshadowing.

The alteration to the fenestration of the northern elevation would not lead to an increase in overlooking of the neighbouring dwellings and their associated garden areas.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1

Visual Amenity

Supplementary Planning Document for House Extensions states that detached garages should relate sympathetically to the main dwelling in style, proportions, and external finishes. In most cases, it will not be appropriate for a garage to be sited between the house and the road.
The garage in this location has been approved under a previous extant permission; justification for a garage was given under the previous applications which is still relevant and as such it is considered acceptable and in accordance with Local Plan Policy D1 and the SPD.

The alterations to the northern elevation, improves the existing arrangement in that it provides a more symmetrical design and is also considered an improvement on the extant permission.

The proposed extension to the southern elevation, would be located on the rear elevation and is not visible from public vantage points nor is it prominent within the street scene, and whilst the SPD states that flat roofs are inferior forms of development, a similar scaled extension could be erected under permitted development. The extension is to be constructed from brick and render which match the original dwelling, and it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making.

Highway Safety

The proposal does not result in the loss of off-street parking or the requirement for additional provision and as such is considered acceptable in terms of its impact on highway safety.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions