

Mr Chris Oliver

Erection of single storey annex outbuilding in rear garden to be used for ancillary residential use in association with the existing dwelling

94 Summer Lane, Royston, Barnsley, S71 4HW

Site Description

The application relates to a detached 2.5 storey dwelling and its associated curtilage and outbuilding. To the front of the dwelling is a garden area and a driveway which is shared with the neighbouring property. The driveway leads from Summer Lane, down the side of the property to an area of hardstanding providing off road parking for several vehicles. Immediately adjacent to the hardstanding is a detached garage with a storage area above.

In terms of the gardens, there is a seating/entertaining area immediately adjacent to the rear elevation of the host property and an area, mainly laid to lawn, beyond the parking/garaging. The site slopes up from West to East and is separating from neighbouring amenity spaces by fencing to the North and mature hedging to the East and South.

The site is surrounded by existing residential properties and their associated amenity spaces and outbuildings.



Site History

2007/1735 – Erection of five detached houses – refused

2007/2146 – Demolish existing dwelling and erection of two detached houses - Approve

Proposed Development

The applicant seeks permission to erect a detached, single storey annex building in the rear garden. The building would measure 12m wide, 6.4m deep and 4.7m high to the ridge. The

building would be positioned at 90 degrees to the host property and located in between the existing detached garage and the rear boundary, adjacent to the North Eastern boundary.

The annex would contain 3 rooms including an open plan kitchen/living/dining area, a bedroom and a bathroom.

The applicant has stated that in the short term the annex would be utilised by their son and his partner. They are expecting their first child in October but, due to current housing market conditions, cannot get their own property, plus it would enable them to be close to the applicant for childcare.

In the medium to longer term, it is envisaged that the applicant's parents would move into the annexe if they downsize or need extra care.

The annex would not have a separate address or utility metres and would share the same curtilage and parking areas as the host dwelling.



Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following Local Plan policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

SPD's

Supplementary Planning Document (SPD) – 'House Extensions and other domestic alterations' sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations.

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 1 bedroom and no more than 3 rooms in total.

These policies are considered to reflect policies set out in the revised NPPF, which requires development to be of high-quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Representations

Notification letters were sent to surrounding properties. 2no. letters of objection have been received. The main points of concern are;

- Close proximity to boundary
- Loss of privacy
- Increased overshadowing
- Increased vehicular movements
- Building sited away from the applicant's property
- Increased noise and disturbance

Consultees

None

Assessment

Principle of Development

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 on highway safety.

SPD 'House Extensions and Other Domestic Alterations' states '*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 1 bedroom and no more than 3 rooms in total*'.

It is noted that the annex would not have a particularly close physical relationship with the host property in that there is a circa 20m separation, however, the wording states 'normally' as such there is scope depending on the site. In any case, the annex would share the same garden space as the host property and the same driveway and parking areas/garaging. Furthermore, the proposed annex is single storey and only has 3 rooms, in accordance with the SPD.

Residential Amenity

It is noted that the building is adjacent to the side boundary shared with number 98 Summer Lane and is adjacent to an existing 1.5 storey garage. The building would be directly to the South of that garden area, however, there would be a separation distance to the rear elevation of the neighbouring property of circa 17m. Furthermore, the eaves height of the building is relatively modest and the roof slopes away from the shared boundary. As such, although there could be some overshadowing it would not be significant enough to warrant refusal in this case. In addition, given the separation distances and the height and style of the roof, it would not result in an overbearing feature.

It should also be noted that PD rights have not been removed from the property. The proposed annex is set 2m away from the Northern boundary, therefore, an outbuilding (albeit not a separate annex) could be built up to 4m high (only 0.5m lower than the building proposed) on a much larger footprint, as such, the proposed structure is not significantly different to what could be achieved under permitted development rights.

The annex would introduce additional noise and disturbance into that section of the garden through residential activity. However, the residential nature of the surrounding area and the modest size of the annex would mean the noise and disturbance would not be unreasonable given the setting. In terms of vehicular movements, the applicant's son already lives at the property and the existing access and parking/turning facilities would be utilized.

The annex would be set away from the boundary with 94a Summer Lane but would be beyond the rear boundaries of properties fronting onto Ainsdale Road to the East. However, those properties are built on a higher level and there is a mature hedge, circa 5m high, separating the two sites, as such, there would be limited impact on the residents of those properties.

In terms of privacy, there are windows facing the Northern elevation adjacent to the shared boundary, however, any views of neighbouring amenity spaces from these windows would be obscured by the existing close boarded fencing. A condition could also be recommended to ensure these windows could be obscure glazed. One window serves a bathroom and the other two serve dual aspect rooms, as such, there would be no detriment to the future occupants. The sill height of the roof light on that roof plain would be too high to see directly out of.

Visual Amenity

The proposed annex would be located in the North Eastern corner of the curtilage associated with the host property and would be surrounded on all sides by existing residential properties and their associated curtilages. As such, it would be located within a non-prominent position with very limited views from public vantage points.

There is mature hedging to the Eastern and Southern boundaries which would severely limit views from the properties adjacent to those boundaries. There would be some views from the properties to the North, however, as outlined above, the building is set away from the boundary, would have a modest eaves height and the roof would slope away from the shared boundary, therefore, visual amenity would be maintained to a reasonable degree, in accordance with Local Plan Policy D1.

The proposed footprint of the annex would be larger than the adjacent garage, but the ridge would be lower. The host property is a 5 bedroomed house with accommodation over 3 floors, the annex would take design cues from that building but would remain a subordinate addition.

Highways

The annex would utilise the existing driveway shared between 94 and 94a Summer Lane. It would also utilise and share the immediately adjacent parking/manoeuvring and garaging currently serving the host property. As such, highway safety would be maintained, in accordance with Local Plan Policy T4.

Conclusion

As outlined above, a similar or bigger outbuilding could be built in a similar area of the garden under permitted development rights, albeit not to be used as a separate annex. There is mature hedging to the Eastern and Southern boundaries which would severely limit views from the properties adjacent to those boundaries. There would be some views from the properties to the North, however, as outlined above, the building is set away from the boundary, would have a modest eaves height and the roof would slope away from the shared boundary.

The annex would share the same garden space as the host property and the same driveway and parking areas/garaging. Furthermore, the proposed annex is single storey and only has 3 rooms, in accordance with the SPD.

As such, taking into account the relevant development plan policies, predominantly Local Plan Policies D1 and GD1, and other material considerations submitted with this application, it is not considered that there are any significant and demonstrable adverse impacts that would

outweigh the benefits associated with the granting of planning permission for the scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval, subject to conditions limiting its use.

Recommendation

Approve – subject to conditions