

2023/1017

Mr Tim Shaw

Flat, 147 High Street, Royston, Barnsley, S71 4RR

Conversion of existing garage and flat to one dwelling

### Site Description

147 High Street is a traditional large stone built detached dwelling, predominantly set on Back Lane West as opposed to High Street. The dwelling is set within a large curtilage and has the benefit of a detached one and a half storey garage set to the west of the dwelling which is the subject of this application. The garage is setback from the dwelling and features a garage door and window to the front and two dormer windows on the side (East) elevation facing 147 High Street. The garage is currently used as a one bed roomed flat with integral parking. The site and street scene are characterised by other residential properties both on Back Lane West and High Street.

### Planning History

B/79/2985/RO - Extension to dwelling

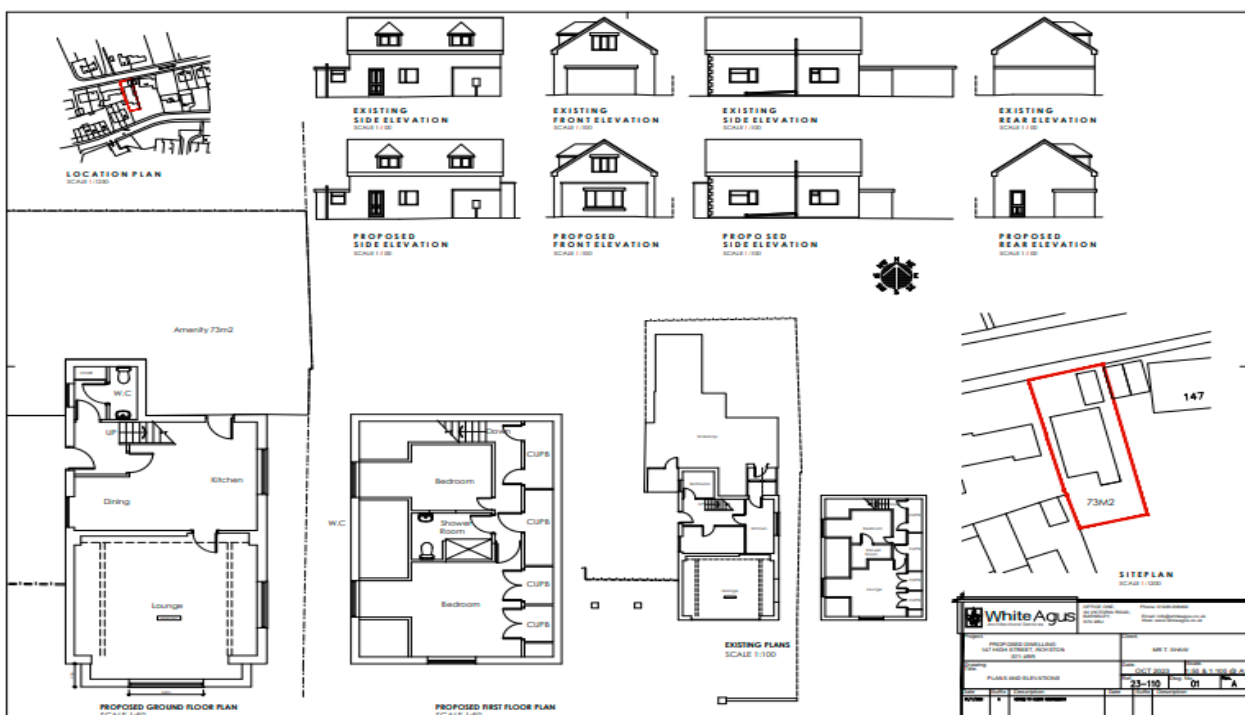
B/89/1323/RO - Erection of domestic garage/store

B/93/0575/RO - Erection of two storey garage/store building

B/97/0489/RO - Change of use of first floor store over garage to living accommodation

2018/1003 - Erection of 1no. detached dwelling (Outline seeking approval over access and layout details)

### Proposed Development



The proposal involves the conversion of the garage to create new a dwelling. The dwelling would have a lounge and kitchen/dining room at ground floor level and two bedrooms and a bathroom on the first floor. There is a rear garden which is approximately 67sqm. A parking area is proposed to the front which will allow for 1 parking space as well as two parking spaces for 147 High Street.

## **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:

GD1 – General Development  
D1 – High Quality Design and Place Making  
SD1 – Presumption in Favour of Sustainable Development  
H1 – The Number of New Homes to be Built  
H4 – Residential Development on Small Non-allocated Sites  
H6 – Housing Mix and Efficient Use of Land  
H9 – Protection of Existing Larger Dwellings  
LG2 – The Location of Growth  
T3 – New Development and Sustainable Travel  
T4 – New development and Transport Safety  
Poll1 – Pollution Control and Protection

### Supplementary Planning Documents

- Design of housing development
- Parking
- Sustainable Travel

### 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 139 states *“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”*.

### Other Guidance

South Yorkshire Residential Design Guidance

### **Consultations**

Highways Development Control (DC) were consulted and raised no objections.

Pollution Control were consulted and raised no objections subject to conditions.

Royston Ward Councillors 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 is located within an area of Urban Fabric where Local Plan Policies GD1 ‘General Development’ and H4 ‘Residential Development on Small Non-allocated Sites’ apply. These require that development should be compatible with its surroundings. In this case the street is predominantly residential and as such the use of this site for residential uses would be in keeping with the locality. All new dwellings proposed must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy.

Policy H9 ‘Protection of Existing Larger Dwellings’ states *‘development within the curtilage of existing larger dwellings will be resisted where it will have an adverse impact on the setting of the original dwelling, and the size of the remaining garden area. The loss of existing larger dwellings will be resisted. Support will be given to the re-establishment of Houses in Multiple Occupation into single family sized houses.’* The removal of this portion of the garden and detached garage to 147 High Street would not have a significant impact upon the dwelling and a good-sized plot would remain.

#### Visual Amenity

The garage is set facing the highway (Back Lane West) and features shared frontage parking as do other dwellings in the street scene including the adjacent bungalows. The building is existing and is set in line with the existing adjacent bungalows and back from that of 147 High Street. Whilst a dwelling of this type and design would not normally be allowed in this position, the building is existing, and its conversion would not harm the visual amenity of the street scene to a significant degree. The proposal is considered to be acceptable in terms of design and would have little detrimental impact on the street scenes of High Street and Back Lane West. As such the proposal is considered acceptable in terms of design in accordance with policy H9 and D1 of the Local Plan.

### Residential Amenity

The building as existing is one and a half storey with no new windows proposed. The habitable room windows at ground floor level would be screened by existing and proposed boundary treatments. At first floor level the dormer windows are as existing and although they look onto habitable room windows of 147 High Street this arrangement is already in situ and established. There would not be any increase in significant overlooking of adjacent properties from that what is existing in compliance with the SPD and the existing impact at first floor level would not be justifiable to refuse on.

147 High Street has first floor windows which may overlook the rear garden area of the new dwelling; however, they are further than 10 metres from the rear elevation which is in line with the 10-metre separation distance required within the SPD. In terms of overshadowing, the building is existing and well established therefore there should not be a significant loss of light, overbearing or overshadowing impact to the main habitable room windows or private garden areas of the adjacent dwellings. The property is small in scale and set within a residential area.

In terms of the amenity of the proposed occupiers of the dwelling, the room sizes and garden area meet the requirements of the SYRDG and the SPD. In addition, 147 High Street would have sufficient remaining garden area in accordance with the SPD. The setting and amenity of the dwelling would be maintained to an acceptable degree in accordance with Local Plan Policy H9. The proposal is considered to be acceptable when measured against the guidelines set within the SPD 'Designing New Housing Development' in terms of residential amenity and the proposal complies with policy GD1 of the Local Plan.

### Highway Safety

There will be no impact upon highway safety. The site plan (drawing no. 23-110-01 Rev. A) shows that the proposals achieve the required level of off-street parking provision, each space has minimum dimensions of 2.5m x 5m and can be independently accessed. Therefore, it can be seen that the development does not propose nor require any alterations to the existing access arrangements or parking facilities for either this site or the adjacent main dwelling no.147. As such, the proposals are considered acceptable from a highway's perspective.

### **Recommendation**

**Approve with conditions**