Householder Proforma

Application Ref: 2021/1017
Address: 26 High Street, Royston, Barnsley, S71 4RD
Development Proposal: Erection of detached garage/storage outbuilding to rear/side and porch extension to front of dwellinghouse

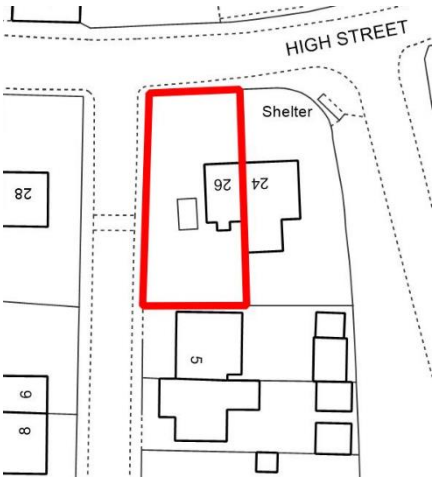
Property Description:

The property is a semi-detached dwelling set in a highly visible corner location at the junction between High Street and Redwood Avenue to the west of the centre of Royston – a principal town in Barnsley. The dwelling is a hipped roof 1930s style two storey house composed of red brick and which has been extended under permission 2019/1547 with a two storey side and rear addition. The surrounding curtilage extends to the south of the site with a drop in gradient to the rear boundary shared with 5 Redwood Avenue.





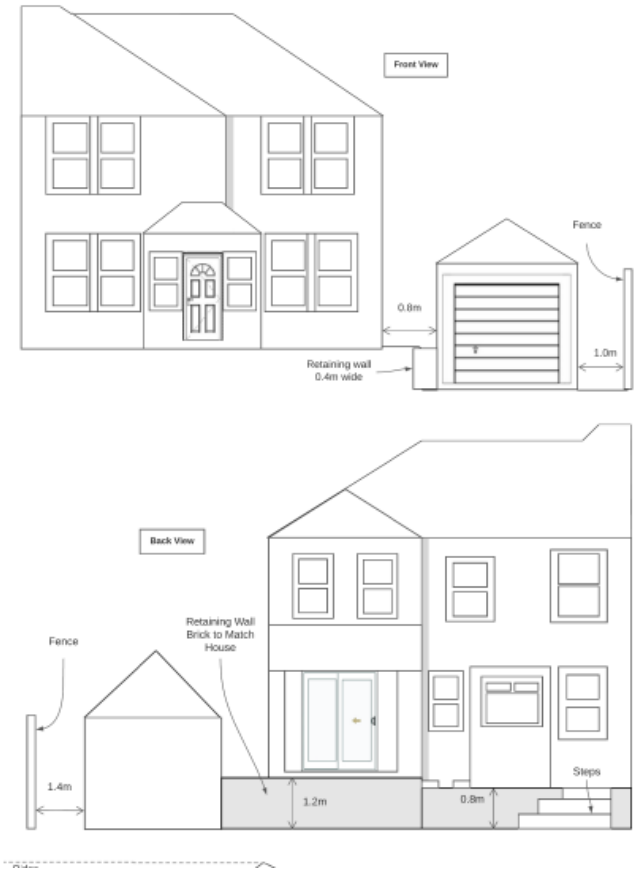




Proposed Extension:

The applicant proposes to erect a porch extension upon the principle elevation of their property as well as an outbuilding at the rear/side of their dwelling house behind the rear elevation. The porch is to have a width of 2.4m, a depth of 1.2m and an eaves and total height of 2.2m and 3.2m respectively and shall have a hipped roof to match the main dwellinghouse. The outbuilding will sit behind the rear elevation of the new extension and shall be accessed by a driveway across the western side elevation with a retaining wall adjacent providing a graded vehicular access to the outbuilding. The outbuilding itself is to have a depth of 6.5m, a width of 3m and an eaves and total height of 2.4m and 3.8m respectively. The garage shall have a main door on its northern elevation as well as a pedestrian access

on its eastern elevation with high-level windows. The roof of the garage will be hipped and both it and the porch are indicated to be composed of matching materials.





Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: 2019/1547 – Two Storey Side and Rear Extension, single storey rear extension and formation of a new vehicular access and associated parking area – Approve with Conditions
Acceptable in Principle: Yes
Neighbour Representations: None

Consultee Responses:

Forestry – No objections to the removal of the foliage and small trees on the western boundary of the dwellinghouse's curtilage

Front Extension:

	Yes / No (include comment if required)
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes – 1.2m
3. roof design corresponds to existing	Yes – Matching hipped design
4. windows / doors of a similar design / proportion	Yes

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5. materials to match	Yes

Garage / Outbuilding*

	Yes / No (include comment if required)
1. single storey?	Yes
2. height to eaves 2.5m or less?	Yes – 2.4m
3. sympathetic design and materials to main dwelling?	Yes – matching materials and roof design
4. If room in the roof space, is it storage only?	Yes – Ridge height relative to eaves height would not be capable of providing habitable space internally.

Amenity Assessment -

Overshadowing, Overbearance & Privacy:

In respect of the outbuilding, the impact upon the levels of light relative to 5 Redwood Avenue are likely to be minimal given that the existing trees in this location are significantly taller than the outbuilding which will replace them. The outbuilding will also have a 1.5m separation to the boundary shared with No.5, is sited directly to the north of that property and adjacent to its driveway hardstanding. The outbuilding will be at a slightly elevated level due to the level differences across the shared boundary, but the aforementioned factors more than offset the impact of the new development. Furthermore, the roof of the garage will be hipped so that the southern roof-slope leans away from the southern boundary and the rear elevation is indicated to be 2.4m in eaves height (rising to a modest 3.8m in total) which is in accordance with the SPD – House Extensions.

The porch is sited in a central location upon the principle elevation and is not likely to overshadow or overbear any adjacent property by consequence.

The porch and outbuilding are not likely to incur any loss of privacy for surrounding properties given the outlook of the former's windows to High Street and the latter's high level orientation.

In light of the above, the proposed development is considered to be in accordance with the SPD House Extensions and LP Policy GD1 – General Development with respect to residential amenity.

Visual Amenity:

The application has been subject to pre-application discussions which centred on the siting of the outbuilding between the house and the road. The siting of the outbuilding behind the rear elevation but between the house and the road was a compromise reached with the LPA prior to submission of the formal planning application despite being contrary to the SPD Guidance. Given that both the porch and outbuilding are to feature complimentary rooves to the main dwelling as well as matching materials, the appearance of the development is determined to be acceptable in respect of visual amenity as the outbuilding will not overly dominate the corner location. The proposal is thus determined to be in accordance with LP Policy D1 – High Quality Design and Placemaking

Highways Safety:

The access arrangement was previously approved under 2019/1547 and the site plan indicates sufficient room on site to allow two no. vehicles to park while also being capable of manoeuvre from

the site in a forward gear. The development is consequently determined to be in accordance with LP Policy T4 – New Development and Transport Safety

Conclusion:

The development is in line with planning policy in respect of design, residential amenity and highway safety and is consequently approved planning permission subject to conditions.

Recommendation: Approve with conditions