



Appeal Decision

Site visit made on 20 July 2021

by Paul Cooper MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3 August 2021

Appeal Ref: APP/R4408/W/21/3269533

7 Claycliffe Avenue, Redbrook, Barnsley S75 1HJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Christopher Goldie against the decision of Barnsley Metropolitan Borough Council.
 - The application Ref 2020/0434, dated 24 April 2020, was refused by notice dated 18 December 2020.
 - The development proposed is construction of a new detached bungalow.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this appeal is the effect of the development on the character and appearance of the area.

Reasons

3. The host dwelling is a two-storey semi-detached property in an area generally residential in nature. The locality mainly comprises two-storey dwellings, with some single-storey development.
4. The appeal site is the side garden to the host property, large enough for a dwelling. I understand from the evidence in front of me that it was never developed as it was directly under the route of low overhead electric cables, which were removed in 2020. A previous outline approval was granted in a 2017 and a planning application is currently lodged with the Council for a two-storey dwelling, which is under consideration at the time of writing.
5. The appeal proposal is for a single-storey dwelling, with rooms in the roof space and two dormer windows located in the rear elevation. The Council have raised no issue regarding the principle of development, and I see no reason to disagree with that assessment.
6. However, I find that the design of the dwelling would look incongruous in the area. In order to accommodate the rooms in the roof space, the roof pitch is quite steep, which from an external view, creates a large expanse of roof area, and does not sit well within the immediate locality of dwellings of a more traditional design, albeit with some variations in the materials palette.

7. I have noted the comments of the appellant in relation to the nature of surrounding development, and the design of the single-storey dwellings, but I find these are also more traditional in design, with a significantly lower roof pitches and as a result, less of an external roof profile, more in keeping with their surroundings.
8. The steep roof pitch would give the property, ostensibly a single-storey dwelling, the overall height akin to a two-storey dwelling. This would look at odds with the simple designs and perspectives of nearby property and magnify its incongruous nature in the street scene. There is no doubt that a dwelling can be accommodated on the site, with more than enough space to give appropriate levels of parking and private amenity space, whilst respecting the privacy of nearby residents, with an appropriate design that respects the character and appearance of the area.
9. As a result, I find the appeal proposals are contrary to Policy D1 of the Barnsley Local Plan (2019) and the guidance set out in the Council's Design of Housing Development Supplementary Planning Document, which when taken as a whole, amongst other matters, expect development to be of high quality design and respect the local character and features, as well as creating expression through composition, scale, form and arrangement of materials, colours and details.

Conclusion

10. For the reasons given above, I conclude that the appeal should be dismissed.

Paul Cooper

INSPECTOR