

Castle Hill House – Garage Outbuilding – September 2020

Proposal

Erection of two bay garage 6m x 8m within curtailment of dwelling.

Policy Context and site History

Further to approved application 2017/1429 permitted development rights have been removed for the site.

In accordance with Barnsley Unitary Development Plan GS8E. That the erection of domestic outbuildings such as garages and garden sheds within the curtilage of a dwelling is often permitted development. However, when planning permission is needed for such development Policy GS8E will be applied. This means that whilst domestic outbuildings will not be prohibited, their extent will be limited in order to preserve the openness of the Green Belt.

Visual Amenity

The garage will be visible from Castle Lane, although because the proposed garage is single storey and replacing existing outbuildings the impact will be limited. In addition it will be further limited by the dry stone boundary wall and existing established planting within the plot. Overall the main dwelling will remain the dominant feature and the materials to be used for the garage will match the main dwelling.

Existing outbuildings

1. Greenhouse
2. Dog Kennel
3. Shed



Proposal

Remove greenhouse and dog kennel, reposition shed and build 8m x 6m 2 bay garage. Garage doors to be as per arrow.



Design Notes

External Walls (To match existing 2018 extensions)

- 160mm Pitch face Stone – Thurstone Quarry

Gable Roof (To match existing 2018 extensions)

- Spanish Roof Slate / Black Aluminium Seamless Gutters
- 4 x Solar Panels to be installed on East Elevation

Cavity wall construction with concrete floor.

Development to include 1 x EV Charging Point



Replacement, Alteration & Extensions to Dwellings in the Green Belt

Policy GS8E

NOTWITHSTANDING POLICY GS8A, PROPOSALS TO REPLACE, EXTEND OR ALTER DWELLINGS IN THE GREEN BELT WILL BE PERMITTED PROVIDED THAT ALL THE FOLLOWING CRITERIA APPLICABLE TO A PROPOSAL ARE SATISFIED :

- A) IN THE CASE OF REPLACEMENT, THE NEW DWELLING IS NOT MATERIALLY LARGER THAN THAT WHICH IT REPLACES
- B) IN THE CASE OF EXTENSION OR ALTERATION, THE TOTAL SIZE OF THE PROPOSED AND PREVIOUS EXTENSIONS DOES NOT EXCEED THE SIZE OF THE ORIGINAL DWELLING AND THE ORIGINAL DWELLING FORMS THE DOMINANT VISUAL FEATURE OF THE DWELLING AS EXTENDED
- C) IN ANY CASE :
 - I) ALL NEW CONSTRUCTION IS OF A HIGH STANDARD OF DESIGN AND IN PARTICULAR REFLECTS THE ARCHITECTURE OF THE BUILDING AND/OR VERNACULAR STYLES IN THE LOCALITY
 - II) THE APPEARANCE OR USE OF THE DWELLING AS REPLACED, EXTENDED OR ALTERED WILL NOT ADVERSELY AFFECT THE AMENITY OF LOCAL RESIDENTS OR THE APPEARANCE OF THE LOCALITY
 - III) THERE IS NO CONFLICT WITH THE OTHER POLICIES OF THE PLAN.

DOMESTIC OUTBUILDINGS WITHIN THE CURTILAGE OF THE DWELLING WILL BE TREATED AS PART OF THE DWELLING OR AN EXTENSION TO IT, EXCEPT FOR THE PURPOSES OF CALCULATING THE SIZE OF THE ORIGINAL DWELLING.

- 3.49 Government advice about dwellings in the Green Belt (PPG2 : January 1995) is that provided that it does not result in disproportionate additions over and above the size of the original building, the extension or alteration of a dwelling is not inappropriate and the replacement of an existing dwelling need not be inappropriate, provided the new dwelling is not materially larger than the dwelling it replaces. In the light of this advice Policy GS8E provides development control criteria specifically relating to dwellings in the Green Belt, which is in certain respects less restrictive than Policy GS8A, which relates to the development of all existing buildings in the Green Belt.
- 3.50 Proposals for the replacement or extension of dwellings will need to qualify by size and/or form under criterion (A) or criterion (B) respectively. The sizes of a dwelling as existing and as proposed will be compared by reference to their floorspace, with the following guidelines :
- i) floorspace will be calculated by external measurement of the building
 - ii) floorspace within roofspaces will not be taken into account
 - iii) outbuildings will not be taken into account when calculating original floorspace
- In any case a proposal will need to satisfy all the elements of criterion (C).
- 3.51 The erection of domestic outbuildings such as garages and garden sheds within the curtilage of a dwelling is often permitted development. However, when planning permission is needed for such development Policy GS8E will be applied. This means that whilst domestic outbuildings will not be prohibited, their extent will be limited in order to preserve the openness of the Green Belt.