

2021/0920

Heather Bottomley

Detached garage and boundary wall

120 Barnsley Road, Goldthorpe

Description

The property is a detached two storey dwelling, set in a large rectangular shaped plot, off Barnsley Road, Goldthorpe. The property has an existing garage which is to be removed and replaced. The conifer hedge to the rear boundary is to be removed and replaced with a red brick wall.

The adjacent dwelling number 118 has a large outbuilding within the rear garden set adjacent to where the proposed garage would be sited.





Hedge to be removed



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. The general principles are that proposals for should:

- I. Be of a scale and design which harmonises with the existing building
- II. Not adversely affect the amenity of neighbouring properties
- III. Maintain the character of the street scene and
- IV. Not interfere with highway safety.

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.

Supplementary Planning Document (SPD) – 'Walls and fences'

Consultations

Highways – No comments received

Tree Officer – No comments received

Representations

No comments received

Assessment

Principle of Development

The site is allocated as Urban Fabric within the Local Plan, as such, extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

Extensions 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.

Residential Amenity

The proposed garage is set close to the boundary with the neighbouring property and exceeds a height of 2.5m, therefore requires planning permission. The proposed garage has a limited height of 2m to the eaves and 3m in height to the pitch of the roof. whilst it is a long structure at approx. 9.2m, the limited additional height above the existing fence would not cause any significant overbearing or overshadowing impact to the adjacent dwelling, number 118 or the

property to the rear 2 St Michaels Close in accordance with the SPD. Number 118 also has a large outbuilding set within the rear garden which would screen the garage to the east.

The proposed brick wall would replace an existing high conifer hedge and fence and would be an improvement in terms of overshadowing impact. The proposed wall and its pillars are only 0.2m higher than what would be allowed under permitted development. The additional 0.2m in height of the pillars is not significant and would not cause harm to residential amenity of the adjacent dwelling, in accordance with policy GD1 and the Walls and Fences SPD.

Visual Amenity

The proposed replacement garage is to be constructed of pebble dash concrete panels to the sides and rear and brick to the frontage, with a tile effect sheet roof. Whilst the garage is set back within the plot, the front elevation is visible and therefore the most important elevation for the street scene. The front features brick pillars, which will match the existing dwelling and the concrete pebble dash sides would only be viewable from within the site.

The proposed wall would be constructed of red brick which would match the existing dwelling. The removal of the conifer hedge is considered acceptable and the Tree Officer has not objected to the application. On balance the proposal is acceptable and there should be no significant impact to visual amenity in accordance with the SPD and policy D1 of the Local Plan.

Recommendation

Approve with conditions