2022/0146

Applicant: Mr Farnsworth

Agent: Mr Hellawell

New detached garage

Bents Villa, Sheffield Road, Crow Edge, Barnsley, S36 4HF.

Planning History

2018/0775- First floor extension to side of dwelling over existing garage- Approved with conditions

2018/0417- Certificate of lawfulness for proposed development to remove existing garage and erect a side extension to dwelling- Refused for the following reasons:

1) The Local Planning Authority considers that the enlarged part of the dwelling house would be within 2m of the boundary and the height to the eaves of the enlarged part would exceed 3m [as measured from the surface of the ground immediately adjacent to the building].

2) The Local Planning Authority considers that the enlarged part of the dwelling house extends beyond a wall forming the side elevation of the original dwelling house and would exceed 4m in height, and have more than a single storey.

2018/0034 - Erection of rear extension with a projection of 7m, height to eaves of 4m, and a maximum height of 4m – Prior Approval granted but not implemented.

Site Description

The property is a large red brick detached dwelling located on Sheffield Road in Crow Edge. The property is within the green belt and despite lying on a main road it is fairly secluded in terms of having no residential dwellings sharing a border. The dwelling lies on sloping ground with the front elevation facing on to Sheffield Road featuring two stories and the rear being three stories in height. To the front of the dwelling is a small courtyard area surfaced in cement render with a mid-height red brick wall providing boundary treatment to the front. To the side is an existing extension, a single-storey garage principally in blockwork materials with red brick on the front elevation facing north. The dwelling is set within a large curtilage with a large amount of garden space to the rear.

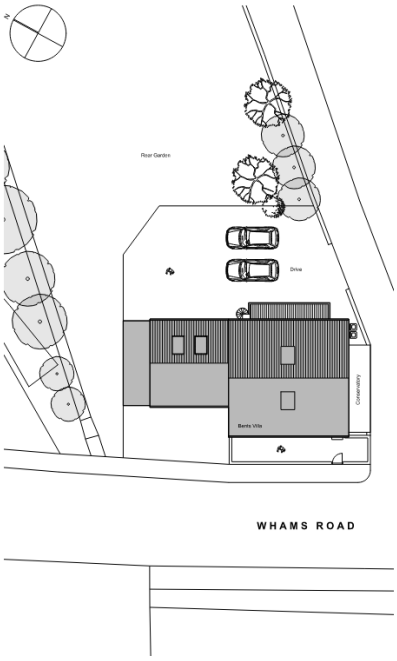




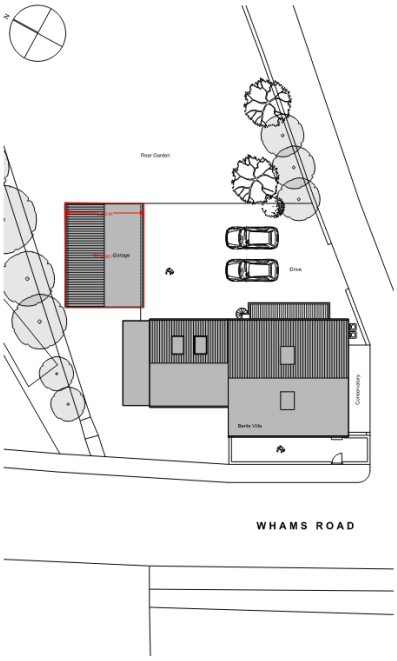
Front elevation of the existing dwelling.

Proposed Development

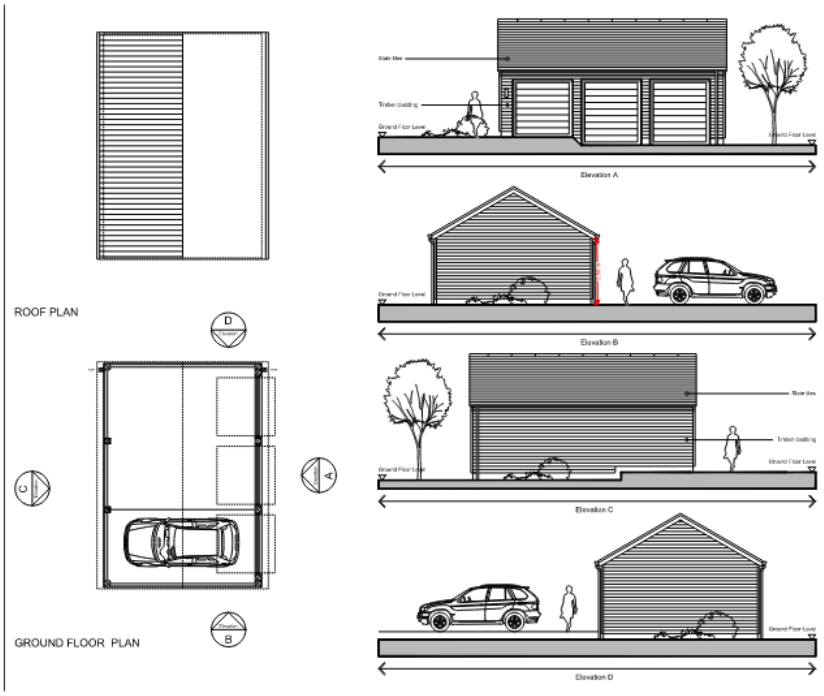
The proposal is for the erection of a single storey detached garage sited to the rear of the existing dwelling. The garage would measure approximately 8.6m in width, 6.5m in depth and 4.7m in maximum height with a dual pitch roof with eaves of 2.5m. The external floor area of the proposed garage would be approximately 56.4sqm. The garage is to be constructed from timber cladding and slate tiles. The garage would have 3no doors facing onto the south elevation. The proposed ground floor plan shows that the garage will be able to accommodate three cars.



EXISTING SITE PLAN 1:100 @ A1



PROPOSED SITE PLAN 1:100 @ A1



PROPOSED PLANS AND ELEVATIONS 1:50 @ A1

Policy Context

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the

development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Local Plan

The site is allocated as Green Belt within the adopted Local Plan.

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents. The following policies are of relevance to this proposal:-

Policy SD1 Presumption in favour of Sustainable Development
Policy GD1 General Development
Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt

Supplementary Planning Document

House Extensions

Neighbours

Neighbour notification letters were sent to two nearby properties; no comments have been received.

Consultations

Highways- No objections.

Forestry Officer- No objection subject to a condition requiring an arboriculutral method statement, tree protection plan and tree protective barrier details and full details of soft landscaping works.

Dunford Parish Council – No objections.

Assessment

Principle of development

As the property is set within the Green Belt policy GB2 of the Local Plan would apply.

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt: Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

- Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.

The sizes of a building as existing and proposed will be compared by reference to their gross floorspace, using the following guidelines: Floorspace will be calculated by external measurements of the building. Floorspace within roof spaces will not be taken into account.

Outbuildings will not be taken into account when calculating original floorspace (but will be taken into account when calculating the cumulative additions to the original dwelling).

The original dwelling, as stood in 1948, had a floor area of approximately 279sqm (3 floors at 93sqm each). There have been multiple additions to the house since this date which include an existing garage (61.27sqm in floor area), 2nd floor above the garage (45sqm in floor area) and a conservatory (13sqm in floor area), totalling 119.27sqm, bringing the total floor area to 398.27sqm, a total increase of 43% in floor area from the original dwelling.

The addition of the garage would therefore be in line with the rules on extensions and alterations of buildings within the green belt as the garage and other extensions would not exceed the size of the original building, however the assessment will also need to take into account whether the garage would have a harmful impact on the appearance, or character and whether it will preserve the openness of the Green Belt. This will be discussed in further detail below.

Residential amenity

The proposed garage is sited to the rear of the existing property, to the north of the site and is contained within the dwellings curtilage. The existing dwelling is set within a fairly isolated location, surrounded by fields and a sports court and play ground directly opposite the site. The nearest residential property would be Swallow Barn approximately 74.8m to the east of the site. The garage is single storey and considered to be a modest addition to the site in comparison to the existing dwelling. The garage would not be overbearing considering its height and due to the large separation distance to the nearest residential property and further would not give rise to any issues through overlooking.

The proposal is considered to be acceptable in terms of overlooking/loss of privacy impact in accordance with the SPD House Extensions and Local Plan policy GB2.

Visual Amenity

The proposed garage is sited to the rear of the existing property, to the north of the site. There are a number of existing boundary treatments at the site such as large trees and as such views of the garage would most likely be limited, however it is noted that the trees are deciduous and therefore some views may be possible at times throughout the year. Notwithstanding this, the garage is single storey and a modest addition, being subservient in comparison to the existing three storey dwelling and being set back considerably from the highway. In terms of its impact upon the openness of the green belt, it is considered this would be negligible given the above and therefore it would not significantly harm the openness or visual amenity of the Green Belt in this location and would be in accordance with policy D1 and GB2.

Trees

The construction of the garage will require the removal of a poor-quality Elm tree and the crown lifting of the neighbouring Sycamore tree to provide 2m clearance. The area where the garage is to be constructed is already surfaced and a small retaining wall is located between the trees and the proposed structure.

The tree officer was consulted and agrees that the proposal can be accommodated if undertaken in line with the details in the Arboricultural Impact Assessment. Due to the nature of the proposal and the number of trees present, an arboricultural method statement will be required to provide the protection details as well as the final specification for the foundations and the slab. Further, due to the removal of a tree, replacement planting will be required; all of the above will be secured by condition.

Recommendation

Approve with conditions