

Application Reference: 2024/0672

Site Address: 3 High Close, Kexbrough, Barnsley, S75 5RD

Introduction: This application seeks full planning permission for the erection of outbuilding/garden room to rear of dwelling

Relevant Site Characteristics:

Located within an established residential estate of Kexbrough, the dwelling is a contemporary styled red-brick detached house, which has been considerably altered from its original design,. As can be seen through the topography of neighbouring dwellings, the dwelling was originally constructed on an incline, with a steep rear garden.

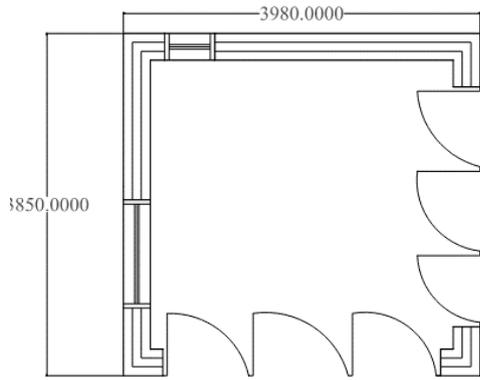
Site History

Application	Description	Status
2017/0762	Alteration to the existing front porch.	Approved
2016/0311	Erection of first floor side extension to dwelling	Approved
2012/0991	Erection of single storey side extension to dwelling (Resubmission)	Approved
2012/0593	Erection of side two storey extension to dwelling.	Withdrawn
B/05/1255/DT	Erection of front porch and rear conservatory extensions and Juliet balconies to two front first floor windows.	Approved
B/02/1066/DT	Erection of two storey side extension	Approved
B/89/0763/DT	Outline for residential development	Refused
B/86/0617/DT	Erection of 84 dwellings	Approved

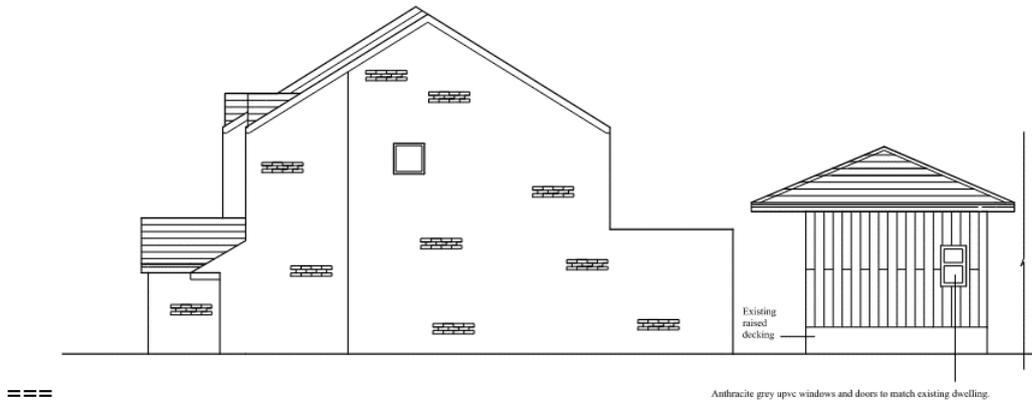
Detailed description of Proposed Works

The proposal is for a detached rear garden building, built upon an existing area of raised garden area. The proposal would be constructed on concrete block, a timber roof and would feature red roof tiles, whilst the external wall would be finished in composite cladding. Work has already started on the structure.

Existing and Proposed Floor Plan



Existing and Proposed Elevations



Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out

ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 12 - Achieving well-designed places

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- House extensions and other domestic alterations
- Parking

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

Two comments were received:

Two neighbour dwellings raised concerns about the proposed outbuilding being built upon a raised platform, being very high and overshadowing their dwellings and potential impact on light, although both dwellings are not sited adjoining the application dwelling.

Following a site visit to the application address, seeing in person the topography of the area, the existing dwelling, and their long established raised area of garden, which appears to have been constructed into the sloped original rear garden, the neighbour concern seemed less significant, but would still be considered in the assessment of the proposal.

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The site falls within Urban Fabric. 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

Scale, Design and Impact on the Character

In isolation the scale of the proposal is relatively standard, and if it was not located within 2m of a boundary, would have been considered as permitted development. What caused concern for the neighbouring dwelling, and what has been checked on site, is the setting of the proposal and its potential impact upon the application dwelling, and the broader street scene.

The approximate height of the proposal is 3.98m, which as the roof is dual pitched, is acceptable. Sides of the almost square building are 3.98m and 3.85m respectively, with a

resulting footprint of approximately 15 sqm. Because the proposal is constructed on decking, and with the natural slope the estate has been built upon, the outbuilding may appear higher from outside of the garden.

In reflection of the estates natural slope, the rear neighbouring dwelling of the application property features an existing large outbuilding. As the proposal has been partially started, before the applicants realised they required planning consent, it can be clearly seen that the maximum height of the proposal would be lower than the adjacent neighbouring dwelling's outbuilding.

For materials, the structure would be constructed of concrete block with a timber roof. Red marley roof tiles, similar to those within the existing dwelling, composite cladding for the exterior walls and finished with anthracite grey bifold doors, similar to those in the existing dwelling. The existing boundary treatments would obscure much of the proposal from the streetscene.

Although the original design of the house has changed since its original construction, the proposed garden room would not be visually obtrusive, and have no negative impact on the design and character of the dwelling. The potential overbearing nature of the structure is due to the design of the estate and the original topography. Therefore, the proposal would be considered to have little or no impact upon the application dwelling. In contrast, the proposal would have a modest impact upon the street scene, primarily due to its scale, rather than design or resulting character of the structure itself.

The proposal would be compliant with local policies G1 and D1, which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

Whilst the proposal is built upon decking, it is firstly obvious that the decking has been erected for a considerable amount of time. Furthermore, in comparing the aspects of the enclosed garden, and the broader area, it is obviously that the decking would likely represent an equivalent or lower ground level than the maximum and original sloped height the garden would have featured.

For the neighbouring dwelling of No1 High Close, with a very strong boundary between the dwellings, the proposal would have no impact on residential amenity, and would be barely visible by the neighbouring dwelling. For No7 Swallow Close, the dwelling's garden is set higher than the applicant's garden and again there is strong boundary treatment, so there would be no negative impact on their amenity.

The one small window located on the elevation overlooking High Close would not have any noticeable impact on residential amenity, and would potentially be obscured by the boundary treatment. The other large glazed doors overlook the applicant's garden only and, as mentioned previously, would not overlook neighbouring gardens.

With a limited amount of potential harm caused by one small window, the impact on neighbouring amenity would also be considered as limited. The proposal would therefore be compliant with local policy G1.

Highways

The proposal would have no impact on existing parking or access, so there would be no impact upon highway safety.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

RECOMMENDATION: Approve subject to conditions

Justification

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.