

2023/0906

Neil Whitlam

30A Fearn House Crescent, Hoyland, Barnsley, S74 0BA

Erection of detached treble garage outbuilding with first floor home office room above and 3no dormer windows set within the roof plane on the front elevation

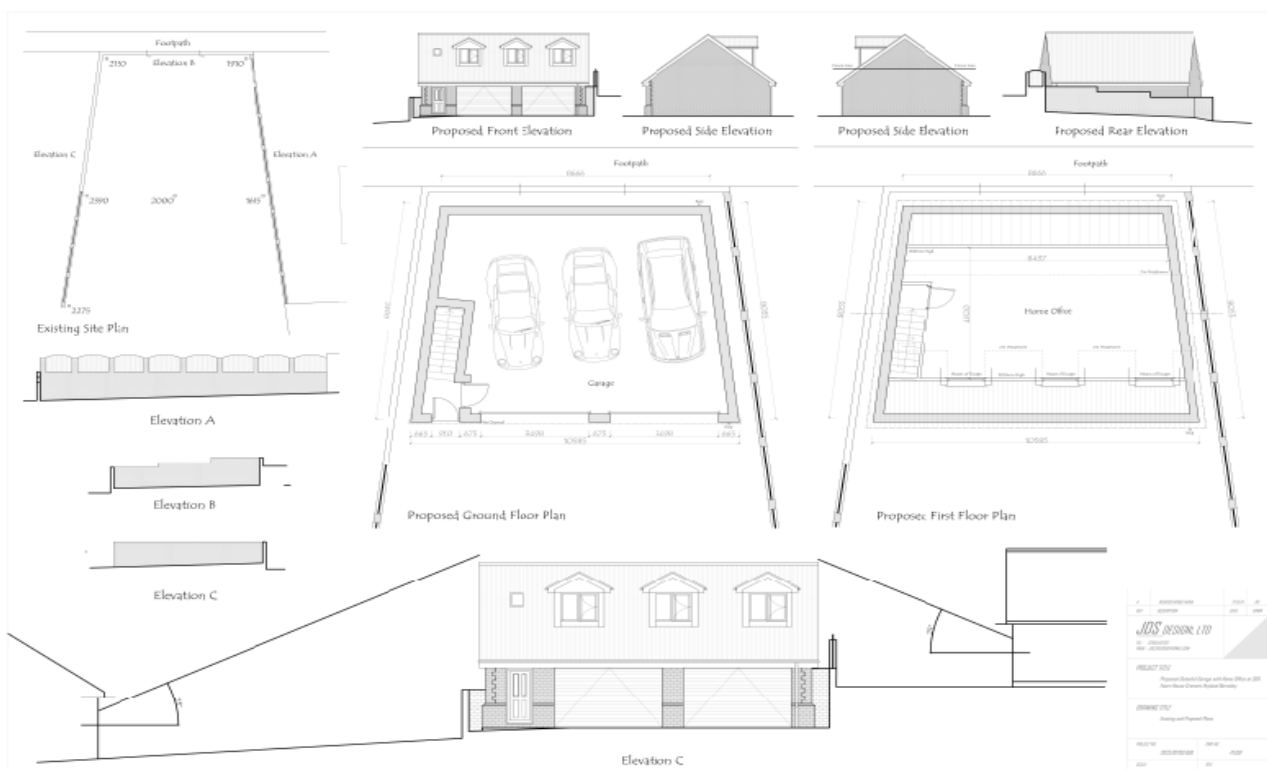
Site Description

The property is a large, detached brick-built dwelling located on Fearn House Crescent in Hoyland. The site is located within a generous curtilage, significantly set back from the road due to a long access drive and has a parking area to the side (west). The dwelling already benefits from an existing two-storey triple garage set to the northeast of the dwelling which was approved alongside the planning permission for the dwelling (00/1341/HN). The immediate surrounding area is primarily residential, with a variety of dwelling type, size, and external materials, but most notably the dwellings closest to the siting of the proposed garage are single storey dwellings.

Planning History

B/00/1341/HN - Erection of detached house and detached triple-bay garage/store building (revised siting) (Approved with Conditions)

Proposed Development



The applicant is seeking approval for the erection of a triple detached garage with a home office above. The garage has a length of 8.2 metres and a width of 10.6 metres to the front (widest). The garage will feature a pitched roof with a ridge height of 6.2 metres and an eaves height of 2.3 metres, which also features dormer windows to the front. The materials used will be matching brickwork and roof tiles to the existing dwelling.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 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.

Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Supplementary Planning Document: House extensions and Other Domestic Alterations

This document establishes 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 should;

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

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant sections include:

Section 12: Achieving well designed and beautiful places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 139 states that *"development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"*.

Other Material Considerations

- South Yorkshire Residential Design Guide

Consultations

Rockingham Ward Councillors were consulted and raised no objections.

Representations

Neighbour notification letters were sent to surrounding properties and a site notice was posted near the entrance to the site.

One objection and one supporting comment were received. In summary the objection raised the following material point.

- The proposal would cause a loss of outlook

The objector also raised the following non- material points, which whilst notes, cannot be taken into account in the consideration of the application

- loss of view and impact upon property values.

The supporting comment raised the following points.

- The proposal would not adversely affect their property or enjoyment of it.
- The proposal would not necessarily increase the current level of vehicle movements needed to access the dwelling as there is a private access road and this road has never caused any problems in its use.
- The proposal will enhance the property aesthetically and improve the west boundary.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. Extensions, alterations and outbuildings to

residential properties are considered acceptable where they do not have a detrimental impact upon the amenity of surrounding residents, visual amenity and highway safety.

Residential Amenity

The SPD states that *“detached garages and outbuildings should be single storey structures and the eaves height should not normally exceed 2.5 metres from ground level, whilst the ridge height should not exceed 4 metres”*. The proposed garage has a pitched roof with an eaves height of 2.3 metres which is compliant. However, the proposed garage is proposed to be of two storeys and would have a ridge height of 6.2 metres. The additional storey and roof height over the recommendations of the SPD are not acceptable.

Single storey residential properties are set directly to the side (north & south) of the proposed garage. These properties are 282A West Street to the north and 12 & 14 Fearn House Crescent to the south. The SPD states with regards to habitable room windows that *“a distance of 12 metres should be maintained to a blank gable wall”*. In this case the blank gable wall is that of the proposed garage. The habitable room windows on the rear elevation of 282A West Street are 7 metres away from the proposed garage which is 5 metres short of the recommendation and therefore unacceptable. This weighs substantially against the proposal.

The habitable room windows on the rear elevation of 12 & 14 Fearn House Crescent are 11 metres away from the proposed garage which is 1 metre short of the recommendation and although not as egregious as the impact would be to 282A West Street, it is still unacceptable. The proposed garage would be considerably overlooked from the adjacent dwellings and cause a harmful loss of outlook to the rear elevations of the impacted dwellings. This weighs significantly against the proposal.

Finally, the proposed garage is situated to the south of neighbouring properties on West Street and extensions and outbuildings situated directly to the south of neighbouring properties and their garden areas generally have a greater overshadowing impact due to their positioning and the movement of the sun throughout the day. The proposed garage is of a significant size, scale and massing with a high roof ridge height which far exceeds the height of the existing boundary treatment and any boundary treatment that could be erected without planning permission. It is therefore deemed that the proposed garage would cause a significant overshadowing of 282A West Street, its rear habitable room windows and its rear garden area. As such the proposal is not in compliance with Local Plan Policy D1 in that it is of poor design and would also be in conflict with Local Plan Policy GD1 in that it will have a significant adverse effect on the residential amenity of existing residents. This weighs significantly against the proposal.

Visual Amenity

The SPD states *“it is not considered appropriate for detached garages to include dormer windows as a way of accommodating rooms in the roof space”*. The proposed garage features dormer windows to its front elevation and alongside the excessive height and scale would give the development an overly residential appearance, rather than that of an ancillary outbuilding. Whilst the dwelling is set back from the road, it will be highly visible from neighbouring properties, and it is considered to punctuate the character of development in the area. It is considered that a garage of this size and scale would appear as an incongruous and dominant feature and would be at odds with the general development pattern of the area and would harm the visual amenity of the area in conflict with policy D1. This weighs significantly against the proposal.

The SPD states that *“detached garages should relate sympathetically to the main dwelling in style, proportions and external finishes. In most cases, it will not be appropriate for a garage to be sited between the house and the road”*. In this case the garage is sited to the side of the dwelling which itself is also large and away from the highway. The garage features matching brickwork and roof tiles to the dwelling which therefore would create harmony between the garage and the host dwelling. This weighs moderately in favour of the proposal.

Scale

The presence of the existing two storey, triple garage in the dwelling's curtilage does not set a precedent due to the amount of time that has passed since that application, the adoption of the Local Plan and the non-compliance with the SPD and the harm to neighbouring properties that would occur from the proposed garage, and as mentioned earlier, the adopted Supplementary Planning document House Extensions and other domestic alterations states at Para 7.28 that it is not appropriate for detached garages to include dormer windows as a way of accommodating rooms in the roof space. the proposal is not in compliance with the spd on this point.

The SPD states that *"proposals for garages will be assessed using the reference of a standard size for a single garage as outlined in the South Yorkshire Residential Design Guide, for double garage proposals a standard floor area size is considered to be 6.5m x 6.5m"*. Whilst it is acknowledged that the proposed garage is proposed to be a triple garage, it is nevertheless considered that it is in conflict with the spd on this point, as the garage would be a very large two storey structure in terms of both footprint and internal floor space. The footprint size of the garage alone measures 77sqm. This is excessive for a domestic outbuilding and would exceed the minimum floorspace expected for a two-bedroom bungalow in the adopted South Yorkshire Residential Design Guide (SYRDG) of 62sqm. Together with the second storey, the internal floorspace would exceed 100sqm which is larger than the minimum size for a 4 bed dwelling as set out in the adopted South Yorkshire Residential Design Guide. The size of the extension is therefore tantamount to the size of a new two storey dwelling. This weighs significantly against the proposal.

Highway Safety

There will be no impact upon highway safety and no change to the existing access or parking. This weighs moderately in favour of the proposal.

Conclusion

To summarise, the proposed development does not comply with the SPD for House Extensions and Other Domestic Alterations and Local Plan Policy D1: High Quality Design and Place making and Local Plan Policy GD1 and is unacceptable in terms of residential amenity and design due to the aforementioned excessive size, scale and height. The proposed garage is in direct conflict with several key elements of the SPD in terms of outbuildings. Most notably, the ridge height exceeds the maximum amount allowed in the SPD, it is a two-storey structure and has a significant footprint (77sqm) and internal floor space size (accumulatively 101sqm). All of these elements combine to result in an extremely large development which is of an excessive size for a domestic outbuilding. It would have an appearance and scale more akin to a separate independent dwelling and clearly exceeds the size what is typically required for domestic ancillary purposes given the presence of an existing two storey triple garage that serves the dwelling. All of these elements combine to weigh significantly against the proposal. The building would, in addition cause a loss of outlook to neighbouring properties, and appear incongruous and harm the character of the area, which also weighs against the proposal.

There are no objections on highways ground and materials are proposed to match existing, both of which weigh modestly in favour of the proposal.

Having balanced all material all material planning considerations, and whilst one representation in support of the proposal has been received, the negative aspects of the proposal outlined above are not outweighed by any other material planning considerations.

The proposal is therefore, on balance, recommended for refusal.

Recommendation

Refuse