
2023/0992

S and S Pursley

2 Medway Close, Barugh, Barnsley, S75 1NY

Detached outbuilding to be used as beauty/aesthetics salon and family room (Retrospective).

Site Description

The application relates to an end-of-street plot located at the junction of Medway Close with Medina Way. The surrounding area is a mix of residential and commercial uses, including an industrial estate to the east and Claycliffe Business Park to the south.

The property in question is a two-storey detached dwelling constructed of red brick. It has a pitched roof with red coloured roof tiles. The property is fronted by a large driveway surfaced with gravel that accommodates an existing timber detached outbuilding positioned to the south-west corner within the plot. The application site is bounded by a mix of treatments comprising stone walls, timber fencing and high hedges.



Planning History

There are three previous planning applications associated with the application site:

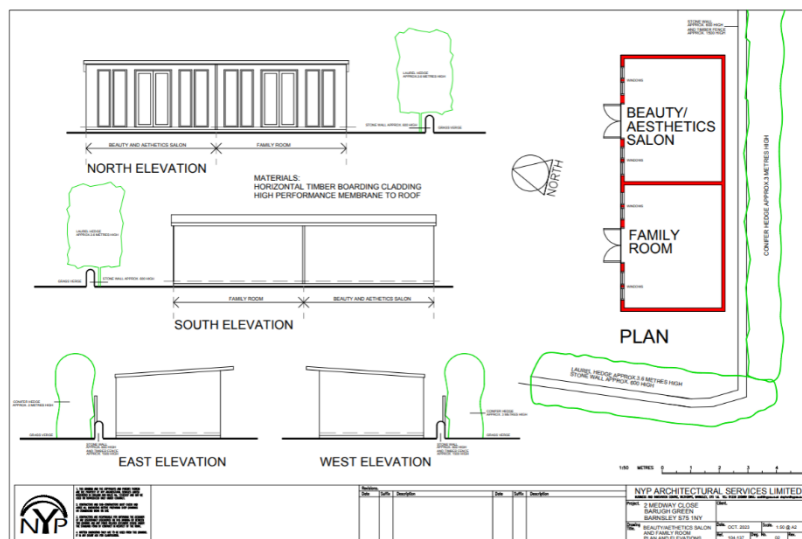
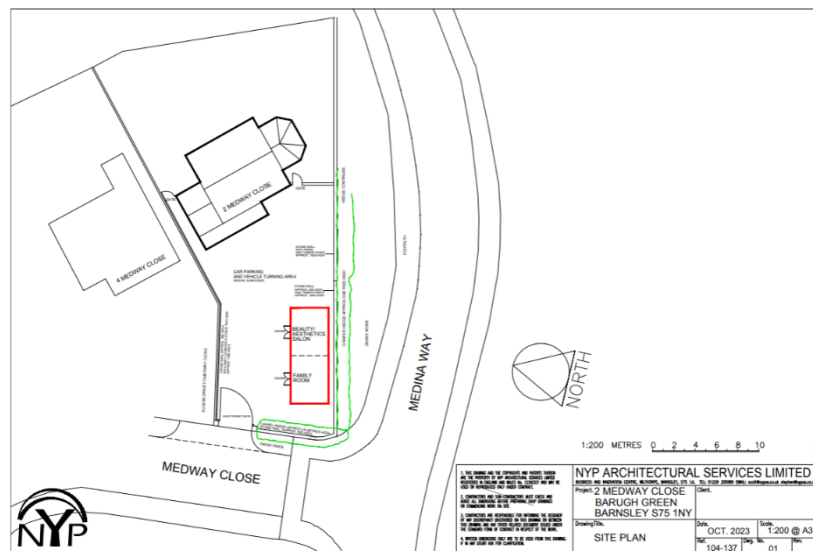
- B/83/1048/DT – Historic.
- B/89/0864/DT – Erection of 120 dwellings. – Approved.
- B/99/0828/DT – Erection of side conservatory extension and first floor extension over existing garage. – Approved.

Proposed Development

The applicant is seeking retrospective approval for the erection of a detached outbuilding to the front of the dwelling comprising a beauty salon and family room.

The outbuilding measures approximately 3.65 metres in width by 9.1 metres in length, comprising approximately 14.84m² of internal floorspace used as a beauty salon and 14.89m² used as a family room. The outbuilding adopts a slightly sloped flat roof and is clad with horizontal timber boarding.

The beauty salon would continue to operate Monday – Friday between 10:00am and 03:00pm on a 1:1 appointment basis with a maximum of 3 clients per day.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

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.

Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy T4: New Development and Transport Safety.***
- ***Policy TC1: Town Centres.***

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; reflecting the principles of the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Supplementary Planning Document: Parking

This document establishes parking standards in relation to development size and type, specifically larger homes require a greater parking provision.

The Town and Country Planning (General Permitted Development) (England) Order 2015:

Schedule 2, Part 1, Class F of the GPDO allows the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse provided that where the hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and the area covered by the hard surface would exceed 5 square metres, either the hard surface is made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

National Planning Policy Framework

The NPPF (2023) 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 policies include:

- ***Section 12: Achieving well designed and beautiful places.***

Other Material Considerations

The South Yorkshire Residential Design Guide 2011.

Consultations

- Local Ward Councillors were consulted, and no responses were received.
- Highways DC raised an objection due to the existing surfacing material of the driveway.
- Pollution Control were consulted and raised no objection.

Representations

Neighbour notification letters were sent to surrounding properties and a site notice was utilised, expiring 19th December 2023. No representations were received.

Assessment

Principle of Development

The site is allocated as urban fabric within the adopted Local Plan. Therefore, outbuildings 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, including visual amenity and highway safety.

Non-residential uses within residential settings are considered acceptable where the majority of the floorspace would remain as residential and adequate parking would be provided. The development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or people.

The proposed use of the outbuilding as a beauty salon would fall within the category of 'town centre' uses. Therefore, in accordance with Local Plan Policy TC1: Town Centres, an assessment needs to be made on the impact on local centres. In this instance, the closest local centre to the application site is Darton. Darton is a relatively small local centre located on Church Street comprising a mix of business uses. Whilst no sequential assessment has been provided, the application site is located over a mile away and the nature of the business is small scale. Therefore, its impact on the vitality and viability of the local centre is likely to be limited. The proposal is therefore not considered to be contrary to Local Plan Policy TC1.

Residential Amenity

Proposals for outbuildings within the curtilage of a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties. The development – utilised for a partial business operation – will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or people.

The impact of the development regarding overshadowing, overlooking and loss of privacy, and reduced levels of outlook is considered to be minimal. Existing high boundary treatments comprising fences, walls and hedges, and a tree within the curtilage of an adjacent neighbouring property are likely to contribute to existing levels of overshadowing. The outbuilding adopts a restrained roof height and is located several metres from the shared northern boundary, therefore lessening the impact of any additional overshadowing that may occur by limiting its extent to within the curtilage of the host property. It is acknowledged that limited natural light would be available to the outbuilding at times due to it being located to the south-west corner within the plot and adjacent high hedges. However, this is not considered to be to an unreasonable or unacceptable level with the development also benefiting from internal lighting. The development features several floor-to-ceiling glazed elements on its front elevation and due to its positioning, these elements face the curtilage of an adjacent property. However, the outbuilding is set forward of both the host property and the adjacent neighbouring property and distanced from the shared boundary line where existing high boundary treatments are considered to be sufficient to act as suitable mitigation. Additionally, it is stated that the windows have been installed with privacy glass and window blinds behind. The location and positioning of the outbuilding is unlikely to impact existing levels of outlook.

The use of part of the outbuilding for the operation of a beauty salon could have some impact upon residential amenity. The proposed hours of operation would continue between 10:00am and 3:00pm, Monday to Friday. These hours are generally considered to be normal working hours and therefore, local residents are less likely to be at home. The business would not operate at weekends. It is stated that the business would accommodate a maximum of three clients per day, operating on a 1:1 appointment basis between the stated hours of operation. No specialised or heavy electrical equipment is required or would be used. As such, the use of part of the outbuilding as a beauty salon is unlikely to contribute to unacceptable levels of noise or other pollution either by way of the operations of the business or as a result of increased traffic movements to and from the site, which are considered to be minimal and are relatively in line with normal expected movements within a residential setting.

Further to the above assessment, Pollution Control were consulted on this application and no objection was received. Additionally, neighbouring properties were consulted, including the utilisation of a site notice, and no representations were received.

The retrospective proposal is therefore, not considered to be overbearing, resulting in increased overshadowing, overlooking, or reduced levels of outlook that would significantly increase beyond existing levels of impact that are likely to be experienced and tolerated, nor is it considered likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or people.

The retrospective proposal is therefore, considered to comply with *Local Plan Policy GD1: General Development* and *Local Plan Policy POLL1: Pollution Control and Protection*, and would be acceptable regarding residential amenity.

Visual Amenity

The development is partially visible from the public realm of the principal highway.

The main concern with the development is that it is not in accordance with the SPD. It is set forward of the principal elevation of the host property, partially visible from the public realm of the principal highway and adopts external materials and a roof form that are not sympathetic to the character of the host property or broader street scene. However, the outbuilding is located to the south-west corner within the plot and is suitably screened by existing high hedges. The outbuilding adopts a relatively restrained roof height and footprint. An existing separation distance between the outbuilding and the host property, and the orientation of the outbuilding is considered to lessen its significance and prominence. As such, it is not considered that the outbuilding would significantly

detract from the significant of the host property and views of it from the public realm of the principal highway.

A condition will be applied to any forthcoming decision whereby the hedge within the curtilage of the application site on the northern boundary would be retained.

The retrospective proposal is therefore not considered to be overly prominent nor dominant and does not significantly detract from the character of the host property or the broader street scene.

The proposal is therefore considered acceptable and in compliance with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

A minimum of 5 no. parking spaces is expected to be provided within the curtilage of the host property. This provision would comprise two spaces maintained for residential use and three additional spaces for the business.

It is not expected that the driveway would function at full capacity as appointments are and would continue to be made on a 1:1 basis. Nevertheless, the driveway could accommodate the required minimum number of spaces if needed.

Highways DC were consulted on the application. It was agreed that the level of parking that could be accommodated by the application site would be adequate. However, a concern was raised regarding existing surfacing materials, stating that to be suitable for any intensification of use, all areas used by vehicles must be surfaced in a solid bound material. Whilst this concern is acknowledged, there is no restriction as to the type of surfacing material that could be used to surface a driveway provided that the material would be porous, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse in line with the remit of the Town and Country Planning (General Permitted Development) (England) Order 2015.

It is anticipated that a maximum of three clients would visit per day Monday to Friday between the operating hours of 10:00am and 03:00pm. The number and frequency of visits to the application site is, therefore, unlikely to result in significantly increased levels of traffic volumes or movements within the surrounding area.

Therefore, it is considered that highway safety would be maintained to a reasonable degree and the proposal is considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Recommendation

Approve with Conditions