

11 July 2024

PLANNING NOTE

SITE: 41 MAYFIELD, OXSPRING, PENISTONE, S36 8YN

SUBJECT: ERECTION OF GARDEN BUILDING FOR HOME OFFICE AND GYM

CLIENT: MRS AMY TIPSON

- 1.1 This Planning Note has been prepared in support of a planning application for provision of a garden room which will contain a home office, gym, storage area and a toilet at 41 Mayfield in the Oxspring area of Penistone in Sheffield. The planning authority is Barnsley Metropolitan Borough Council (BMBC). A site location plan is attached at **Appendix 1**.
- 1.2 The area in which the proposed building would be sited, between the house (41 Mayfield) and the boundary fence between 39 Mayfield and 41 Mayfield, currently houses a large garden shed, which will be demolished, and a 6ft high timber fence and gate, which will be removed. A copy of the existing site layout and elevation are attached at **Appendix 2**.
- 1.3 The applicant is a wedding photographer and currently works from home when editing her photographs and undertaking business admin. With a young child at home and a second on the way a home office separate from the main house is pertinent. In addition, the client is keen to gain use of a home gym and maintain a garden storage area.
- 1.4 The proposals for which planning permission is sought include a 50sqm garden building which will sit on a concrete base and be of timber frame construction. The building will be cedar clad, with anthracite upvc windows and doors and will have a rubber roof. The building is an irregular shape and will be 8.3m x 6.8m on the longest sides and 4.5m x 3.3m on the shortest sides. A copy of the proposed layout is attached at **Appendix 3** and an image is included below to demonstrate the proposed aesthetics.



- 1.5 The building will be 3.7m high at one end (the side closest to 41 Mayfield) reducing to 2.2m in height at the other end (at the boundary fence with 39 Mayfield). The existing boundary fence between 39 and 41 Mayfield is 2.4m high and as such the proposed building height on that boundary would be 0.2m below the current fence height.
- 1.6 There is a drop in levels on the boundary between 39 Mayfield and 41 Mayfield of c.500mm (with 41 Mayfield sitting lower) and in addition levels from one end of the proposed garden building to the other fall by an additional 485mm and as a result the proposed garden room at 41 Mayfield would not be visible from 39 Mayfield. This is demonstrated in the proposed elevation attached at **Appendix 4**.
- 1.7 The existing driveway and turning space for 41 Mayfield would be unaffected, with parking available for at least four large cars.
- 1.8 The gap between 41 Mayfield and the proposed garden building would be 1.5m and the distance from the front elevation of the proposed garden building and the boundary of 41 Mayfield with Roughbirchworth Lane, which is lined with semi mature laurel bushes, would be in excess of 4m.
- 1.9 As the boundary of 41 Mayfield with Roughbirchworth Lane is lined with laurel bushes, which will continue to mature, in the near future the laurels will be high enough to totally screen the proposed garden room from Roughbirchworth Lane. The image below demonstrates the existing view of 41 Mayfield from Roughbirchworth Lane, with 41 Mayfield, the existing shed and fence and its driveway to the left and 39 Mayfield and its garage / workshop to the right.



- 1.10 The neighbour, 39 Mayfield, submitted a planning application in March 2020 for provision of detached garage / workshop build from brick with a slate pitched roof. This application was refused by BMBC in May 2020 for the following reason:

“In the opinion of the Local Planning Authority, the proposed detached garage would not be subservient to the host dwelling due to its insensitive siting between the house and the road, the excessive height to the eaves on the Southern-facing elevation and inappropriate roof materials, thereby appearing as an overly prominent feature in the Mayfield street scene, at odds with the predominantly open character and nature of the area. As such, it is considered to be detrimental to visual amenity and is contrary to Local Plan Policy D1: High Quality Design and Place Making and Supplementary Planning Document (SPD): House Extensions and Other Domestic Alterations.”

- 1.11 This decision was allowed at appeal in August 2020 with the inspector stating:

“39 Mayfield is a two-storey house on a large corner plot at the junction with Roughbitchworth Lane. The house is set back deep within the plot so that the majority of its garden is at the front and side, bound by a dense roadside hedge and mature trees. The area where the garage would be sited lies slightly below the road level.

Within this context the modest garage would sit comfortably within the plot and would not undermine its spaciousness or appear intrusive in the street scene. Moreover, as a single storey building with a relatively shallow dual-pitch roof it would appear subservient to the much larger house it would be seen with. The roof material and colour would be appropriate for an outbuilding in its context. Therefore, even though the garage would not be wholly compliant with the Council’s House Extensions and Other Domestic Alterations Supplementary Planning Document 2019 (SPD) in respect of its eaves height and siting, it would nevertheless comply with the requirement that garages should relate sympathetically to the main dwelling. Overall, the garage would not be Appeal Decision APP/R4408/D/20/3254277 <https://www.gov.uk/planning-inspectorate> 2 excessive or unduly conspicuous and would have limited impact on the character of this suburban residential locality.

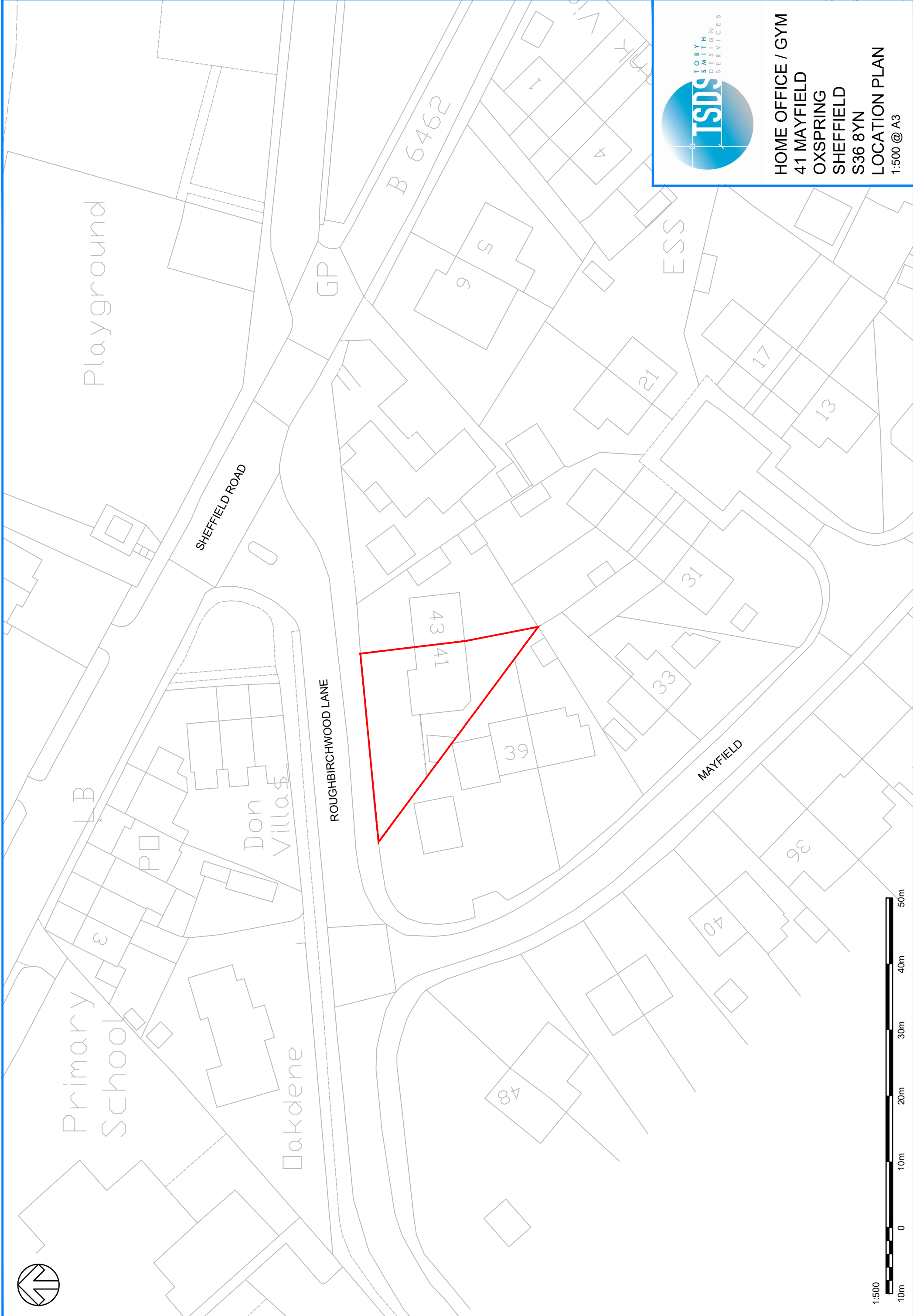
I therefore conclude that the development would not cause unacceptable harm to the character and appearance of the area. Thus, it would not conflict with Policy D1 of the Barnsley Local Plan 2019 and the SPD, which among other things, require development to complement local character.”

- 1.12 A copy of the proposed plans at elevations for the application at 39 Mayfield, a copy of the decision notice and a copy of the appeal decision notice are attached at **Appendix 5**.
- 1.13 It can be seen from the proposed plans and elevations for the proposals at 39 Mayfield, which are now built, that the garage / workshop is 7m x 6m (42sqm) and 4.12m high at the pitch of the roof and 3.65m high at the existing boundary fence between 39 Mayfield and 41 Mayfield. As levels fall between 39 Mayfield and 41 Mayfield the garage / workshop at 39 Mayfield is very imposing from 41 Mayfield. The image included below, which shows 41 Mayfield, the existing shed and fence and its driveway to the left and 39 Mayfield and the garage / workshop to the right, demonstrates this.

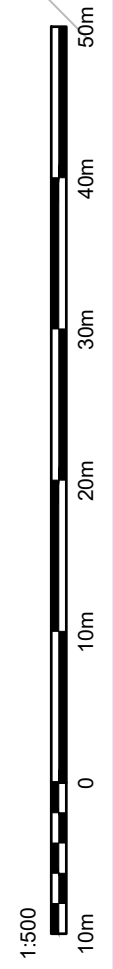


- 1.14 Furthermore, an application was approved by BMBC in May 2021 for a large timber clad single story side and rear extension to a property on the opposite site of Roughbirchworth Lane, namely Oakdene (application reference: 2021/0297). This now complete and is visible from Roughbirchworth Lane. A copy of the proposed elevation submitted in support of the planning application is attached at **Appendix 6**.
- 1.15 In summary, the proposed garden building at 41 Mayfield in keeping with the aesthetics of the extension to Oakdene. It is only 8sqm larger than the existing garage / workshop at 39 Mayfield, which was approved at appeal. The existing garage at 39 Mayfield is around a metre taller than the tallest point of the proposed garden building at 41 Mayfield and around 2.5m taller at the boundary fence between 39 and 41 Mayfield, when taking account of the change in levels. The proposed garden building at 41 Mayfield will not be visible from 39 Mayfield and will not be visible from the properties frontage with Roughbirchworth Lane when the existing semi-mature laurel bushes on the propertied boundary grow further.
- 1.16 Taking account of the information set out above and attached there should be no reasons why the application should be refused. We are happy to provide further information should it be required.

APPENDIX 1

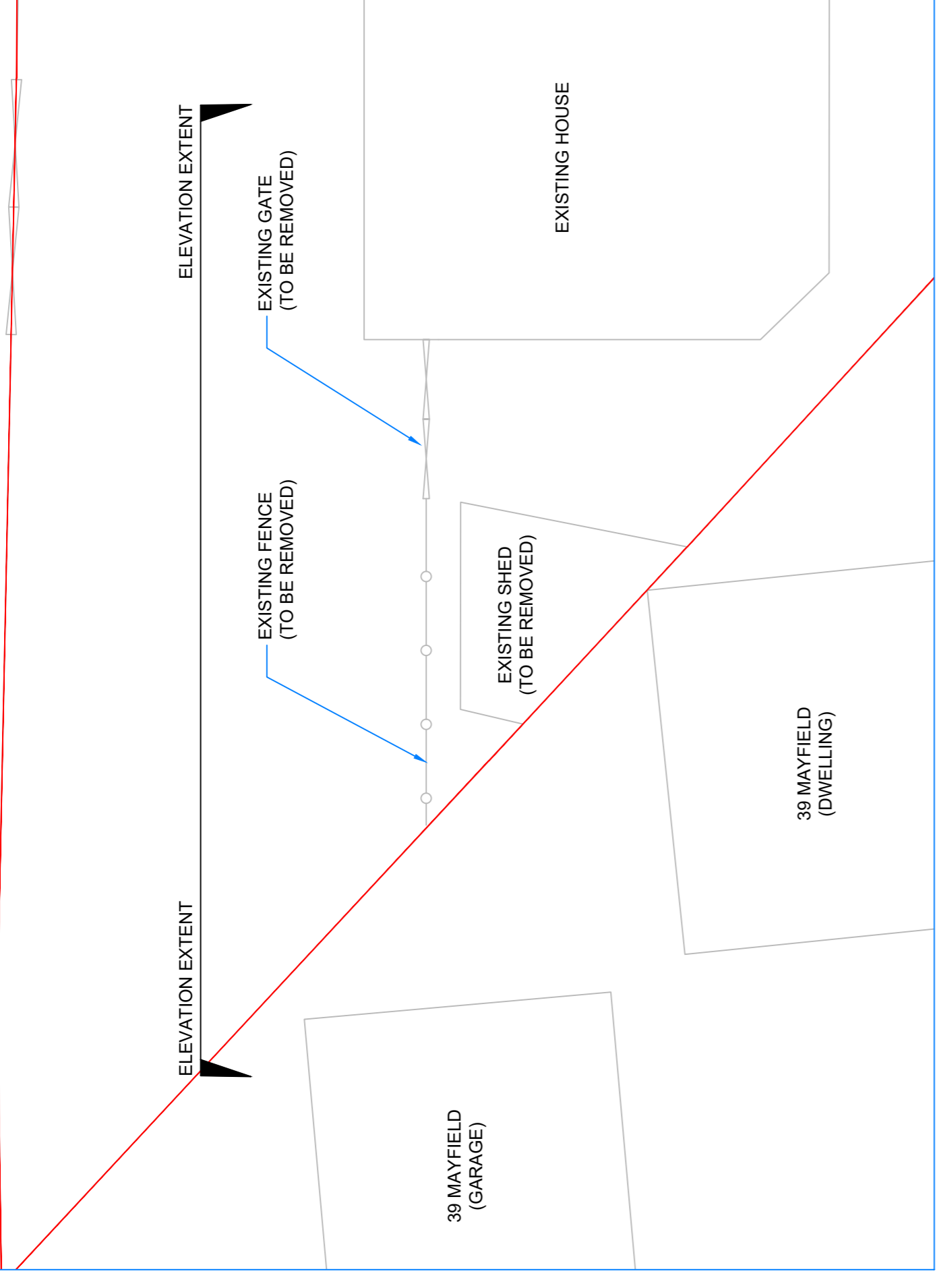
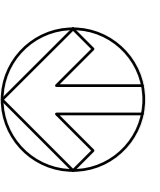


HOME OFFICE / GYM
41 MAYFIELD
OXSPRING
SHEFFIELD
S36 8YN
LOCATION PLAN
1:500 @ A3

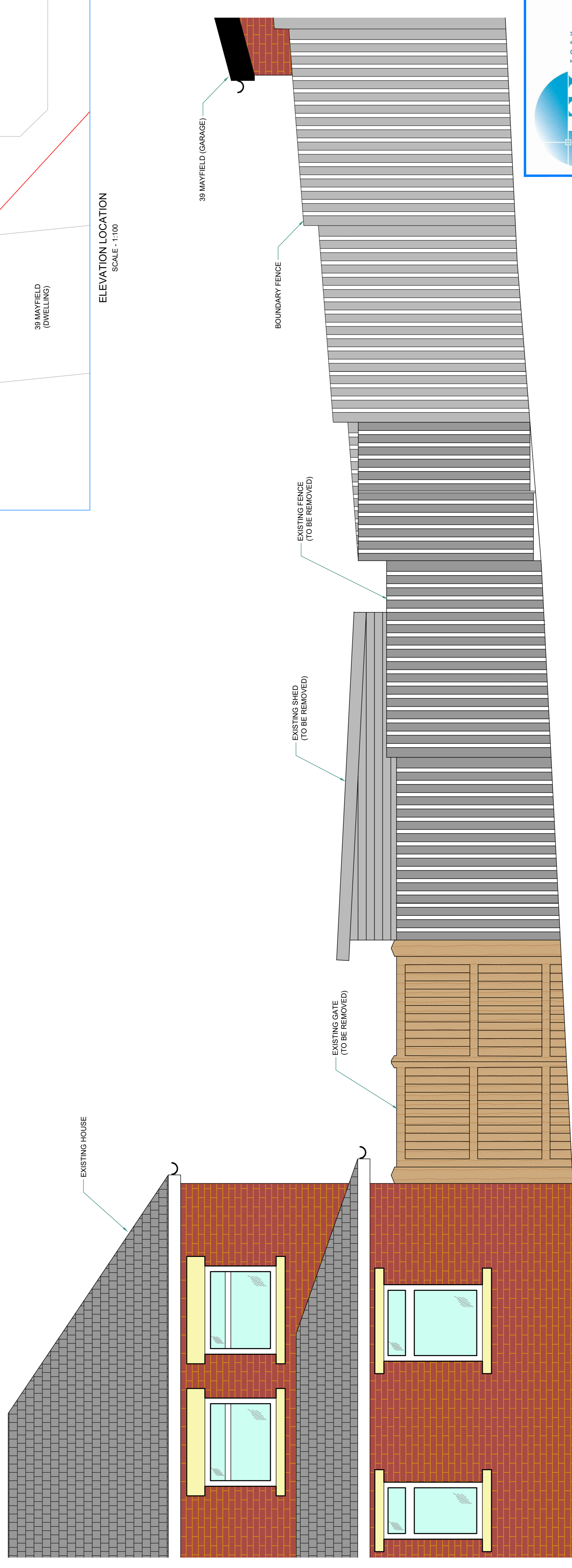


APPENDIX 2

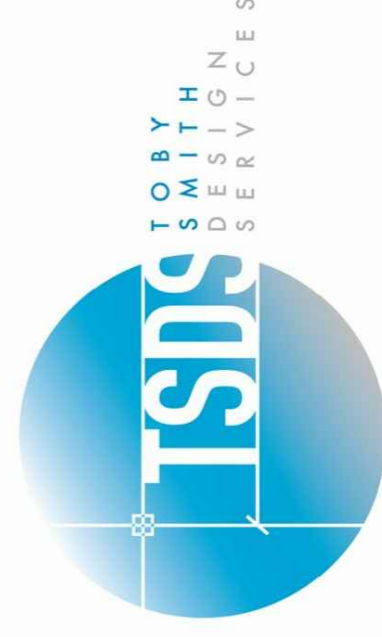
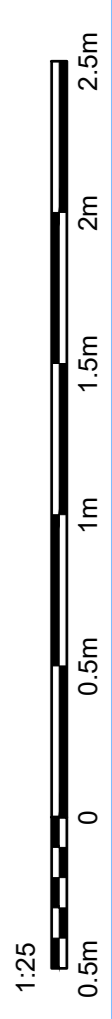
1:100



ELEVATION LOCATION
SCALE - 1:100



EXISTING ELEVATION
SCALE - 1:50



HOME OFFICE / GYM
41 MAYFIELD
OXSPRING
SHEFFIELD
S36 8YN
EXISTING ELEVATION

NOTES:

- 1) ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE
- 2) ALL LEVELS SHOWN SHOULD BE CONSIDERED INDICATIVE ONLY AND ARE RELATIVE TO A LOCAL DATUM
- 3) THE INFORMATION SHOWN ON THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND IS NOT SUITABLE FOR CONSTRUCTION



VILLO\$

ROUGHBIRCHWOOD LANE



WOODEN GARDEN POD WITH HOME OFFICE, GYM AND STORAGE AREAS

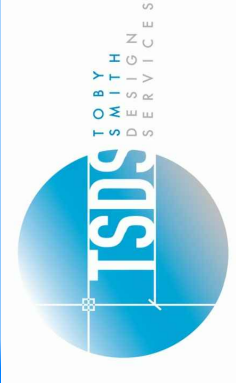
EXISTING FENCE AND GATE TO BE REMOVED

EXISTING SHED TO BE DEMOLISHED

43
41

39

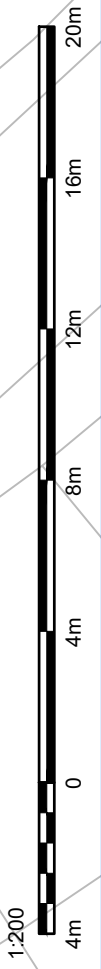
MAYFIELD



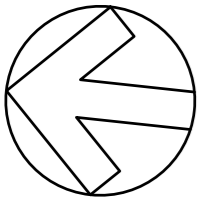
HOME OFFICE / GYM
41 MAYFIELD
OXSPRING
SHEFFIELD
S36 8YN
SITE PLAN
 1:200 @ A3

NOTES:

- 1) ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE
- 2) THE INFORMATION SHOWN ON THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND IS NOT SUITABLE FOR CONSTRUCTION
- 3) BUILDING DETAILS ARE SUBJECT TO DETAILED DESIGN BY SPECIALIST



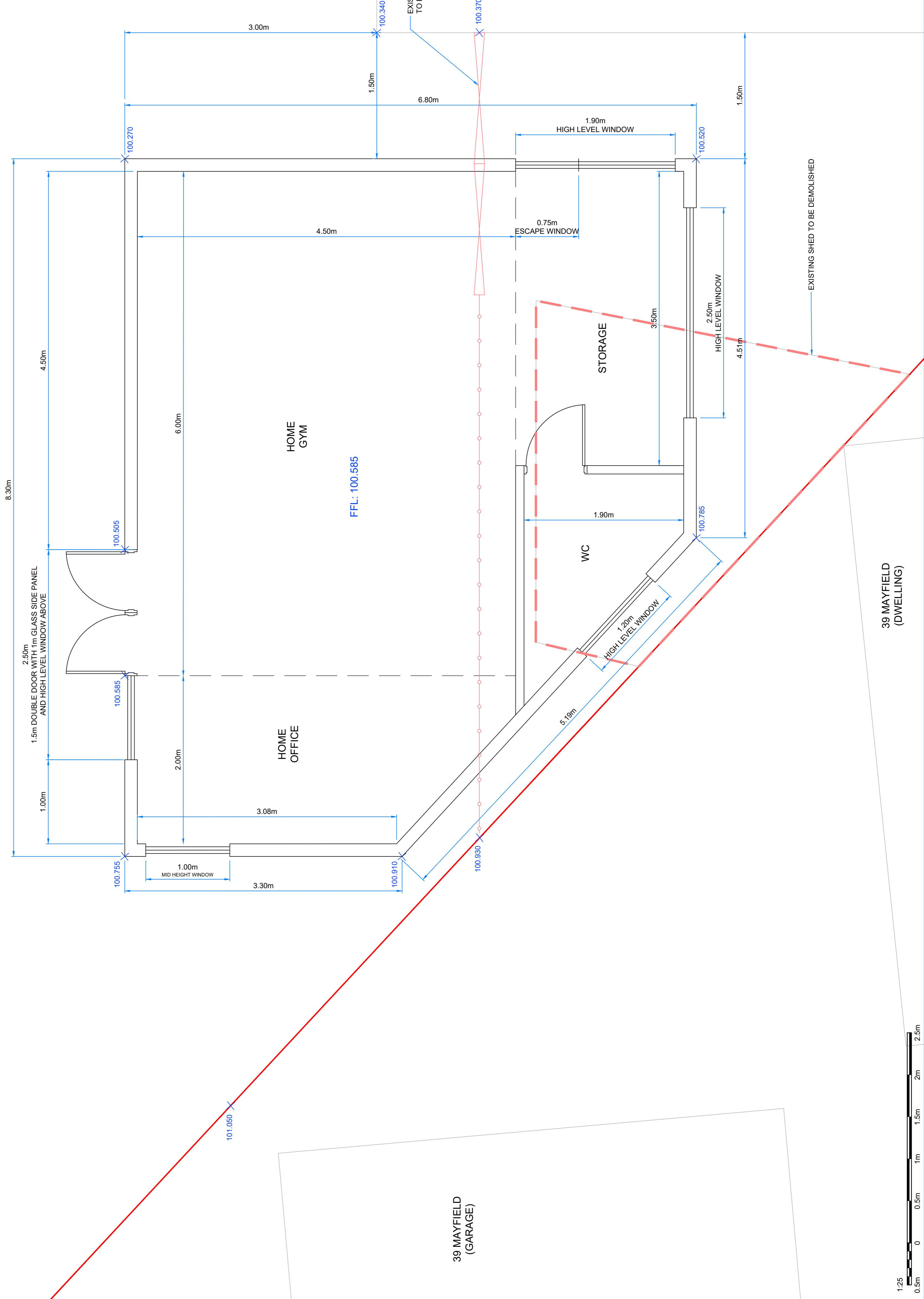
APPENDIX 3



100.600

LEVELS SHOWN SHOULD BE CONSIDERED INDICATIVE ONLY AND ARE RELATIVE TO A LOCAL DATUM

100.000 (DATUM)



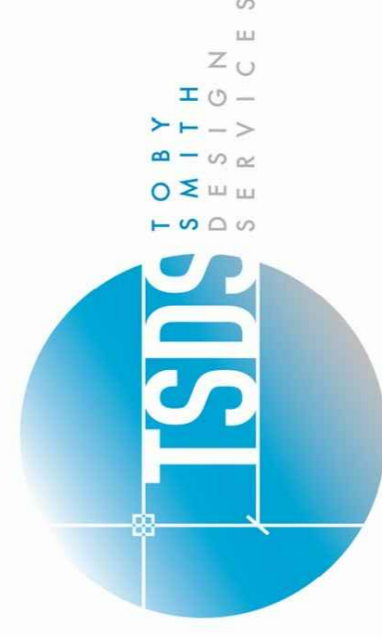
39 MAYFIELD (GARAGE)

39 MAYFIELD (DWELLING)

EXISTING HOUSE

NOTES:

- 1) ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE
- 2) ALL LEVELS SHOWN SHOULD BE CONSIDERED INDICATIVE ONLY AND ARE RELATIVE TO A LOCAL DATUM
- 3) THE INFORMATION SHOWN ON THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND IS NOT SUITABLE FOR CONSTRUCTION
- 4) BUILDING DETAILS ARE SUBJECT TO DETAILED DESIGN BY SPECIALIST



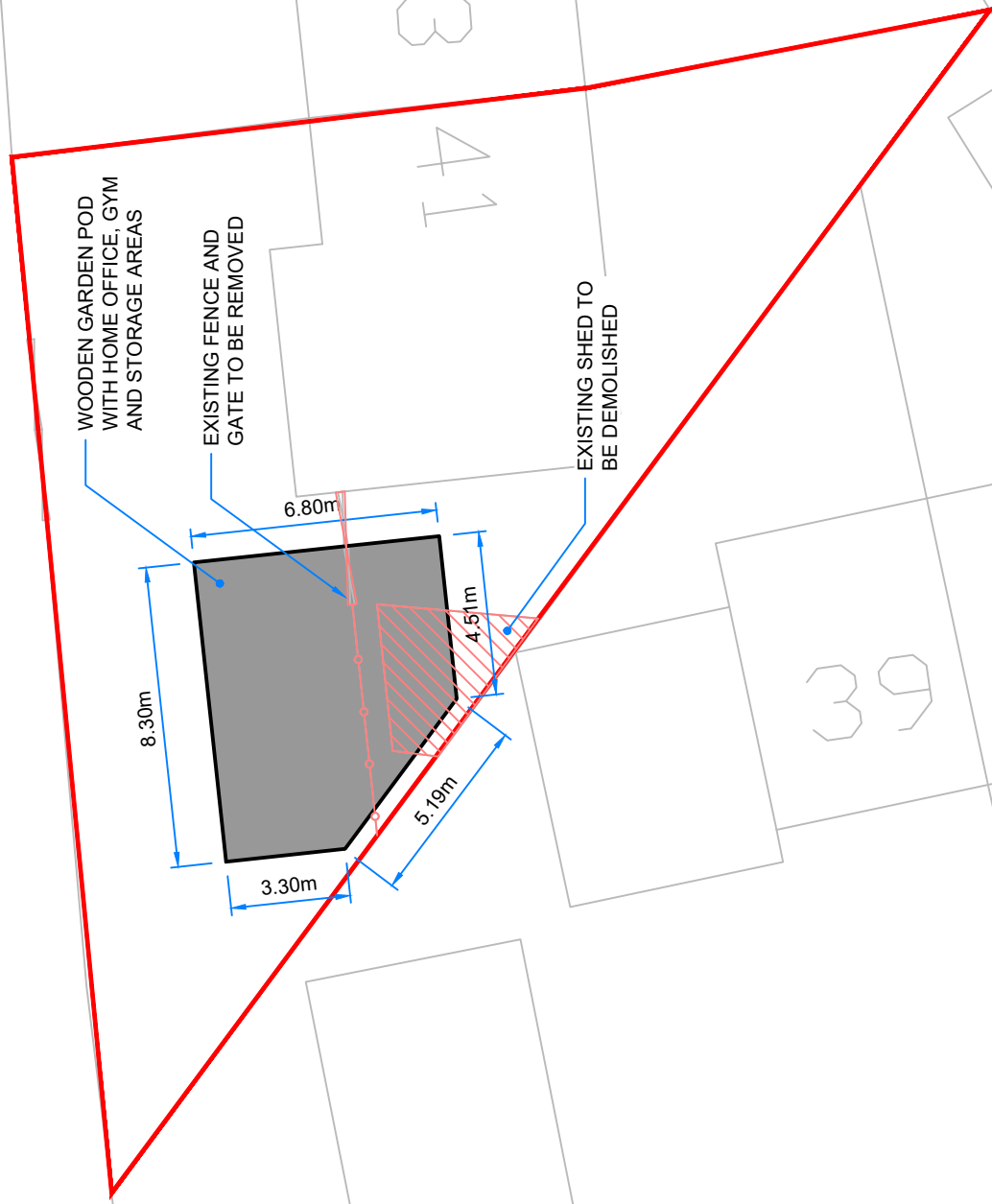
HOME OFFICE / GYM
41 MAYFIELD
OXSPRING
SHEFFIELD
S36 8YN
PROPOSED LAYOUT
1:50 @ A1





VILLO\$

ROUGHBIRCHWOOD LANE



WOODEN GARDEN POD WITH HOME OFFICE, GYM AND STORAGE AREAS

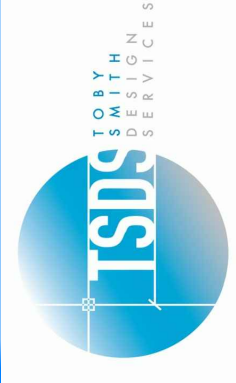
EXISTING FENCE AND GATE TO BE REMOVED

EXISTING SHED TO BE DEMOLISHED

43
41

39

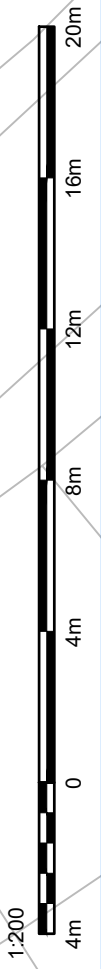
MAYFIELD



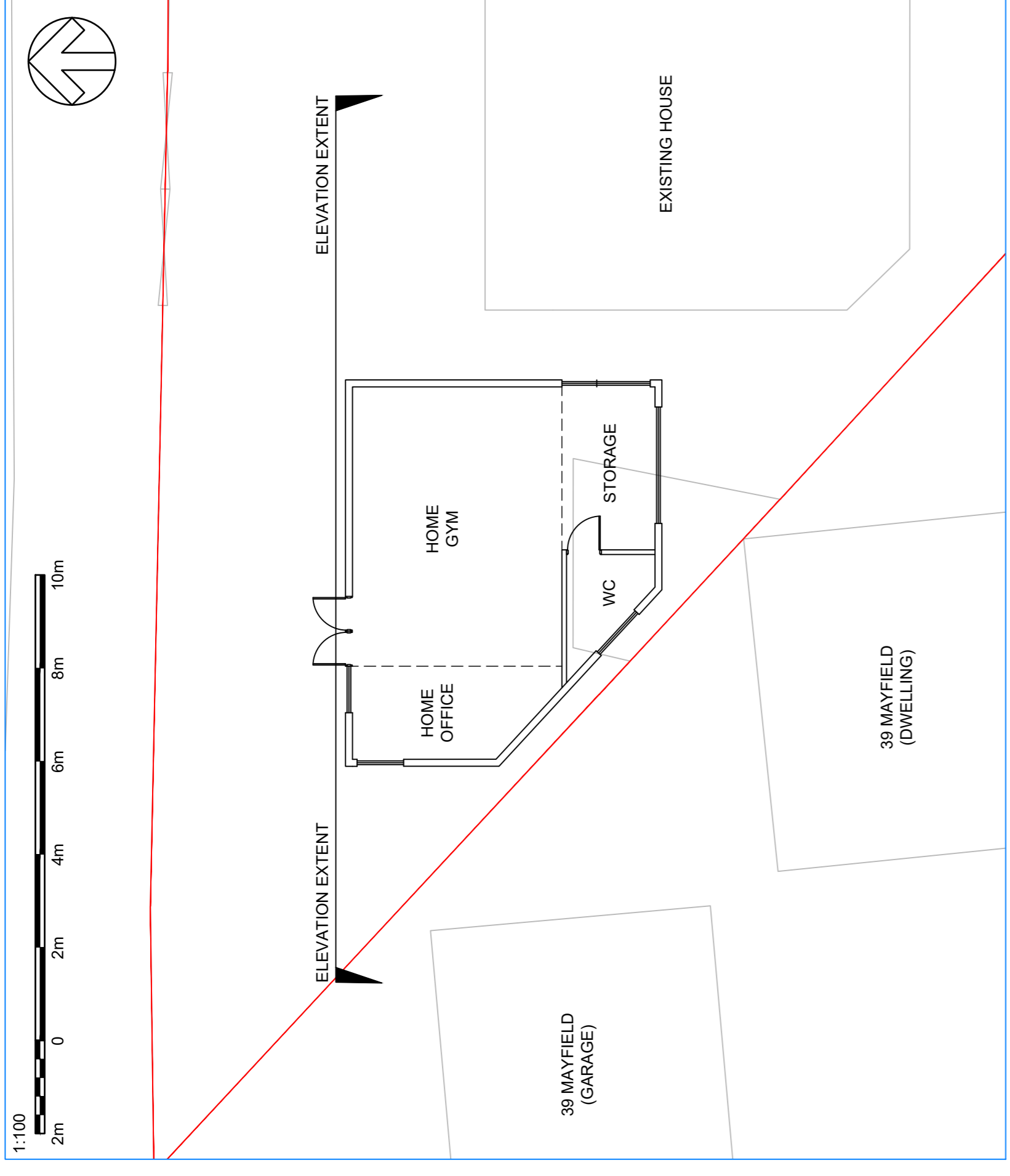
HOME OFFICE / GYM
41 MAYFIELD
OXSPRING
SHEFFIELD
S36 8YN
SITE PLAN
 1:200 @ A3

NOTES:

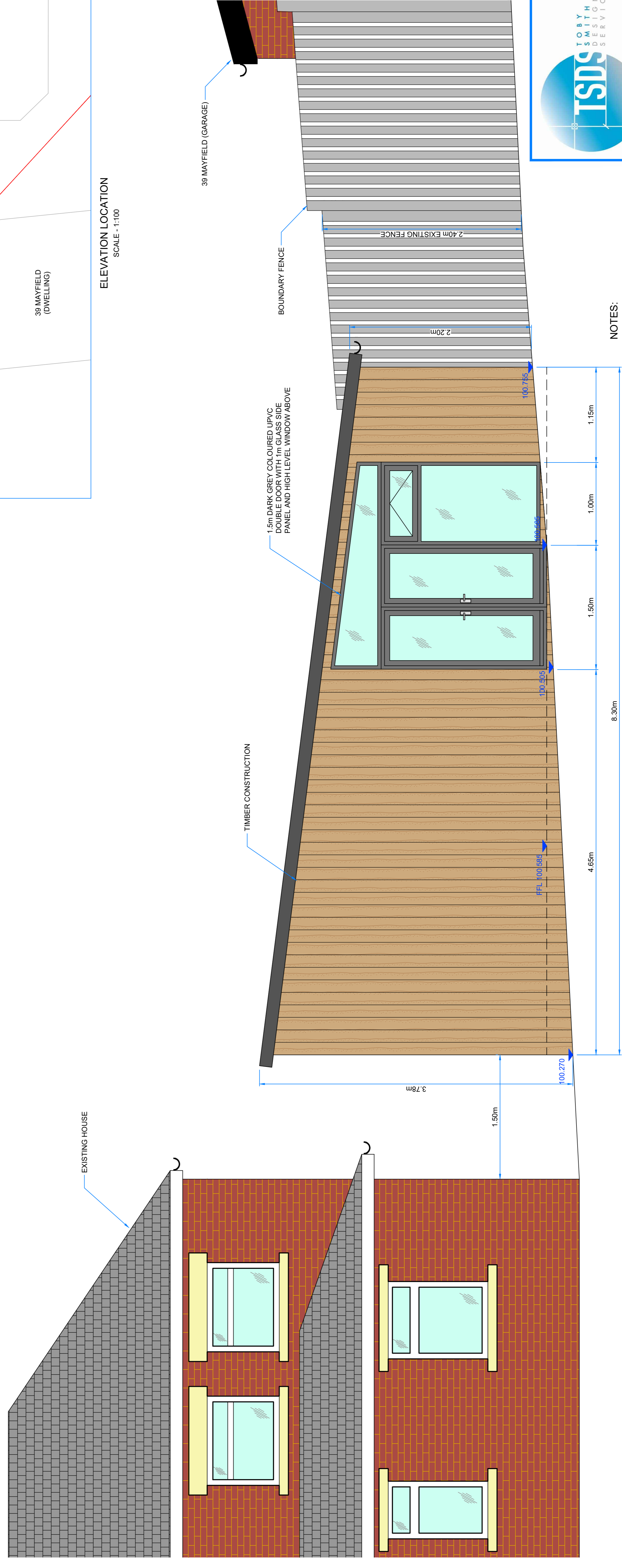
- 1) ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE
- 2) THE INFORMATION SHOWN ON THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND IS NOT SUITABLE FOR CONSTRUCTION
- 3) BUILDING DETAILS ARE SUBJECT TO DETAILED DESIGN BY SPECIALIST



APPENDIX 4



ELEVATION LOCATION
SCALE - 1:100

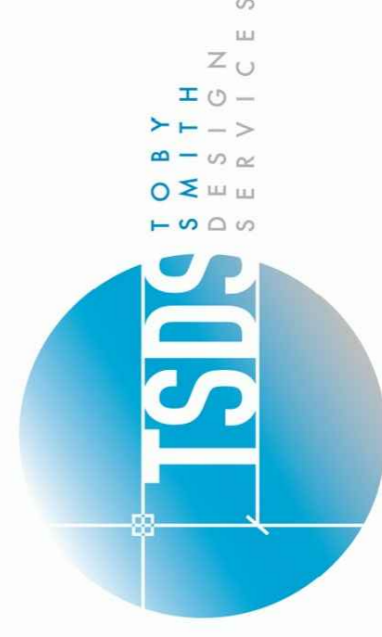


PROPOSED ELEVATION
SCALE - 1:50

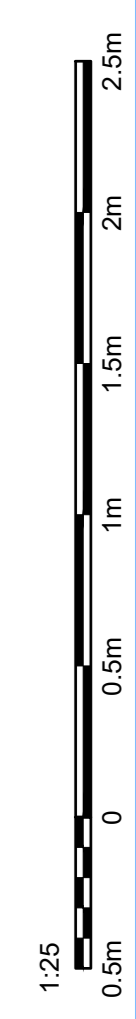
LEVELS SHOWN SHOULD BE CONSIDERED INDICATIVE ONLY AND ARE RELATIVE TO A LOCAL DATUM

NOTES:

- 1) ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE
- 2) ALL LEVELS SHOWN SHOULD BE CONSIDERED INDICATIVE ONLY AND ARE RELATIVE TO A LOCAL DATUM
- 3) THE INFORMATION SHOWN ON THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND IS NOT SUITABLE FOR CONSTRUCTION
- 4) BUILDING DETAILS ARE SUBJECT TO DETAILED DESIGN BY SPECIALIST



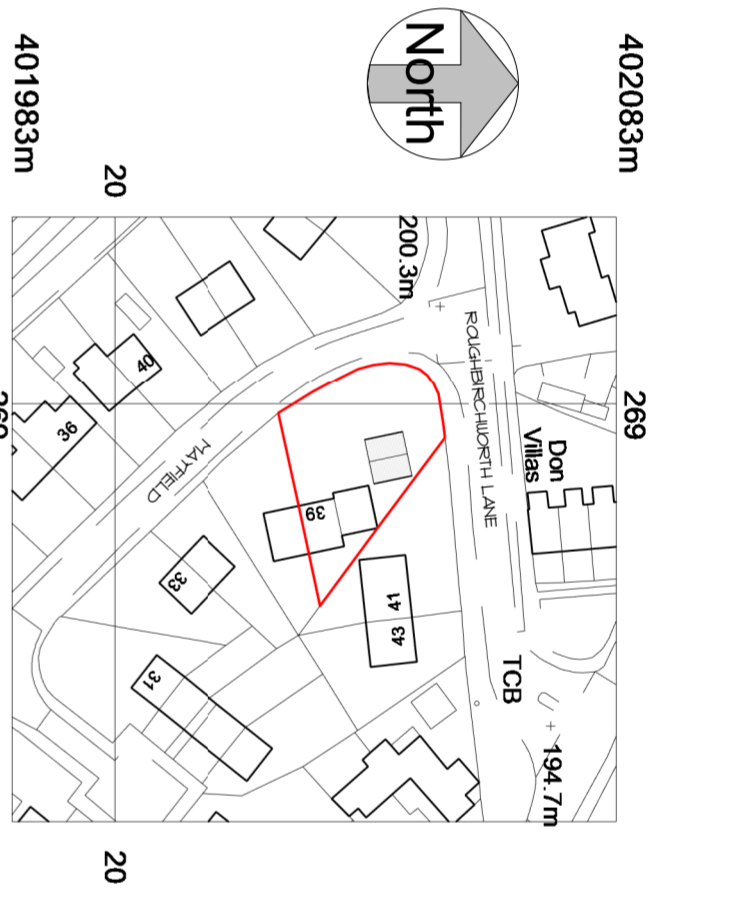
HOME OFFICE / GYM
41 MAYFIELD
OXSPRING
SHEFFIELD
S36 8YN
PROPOSED ELEVATION



APPENDIX 5

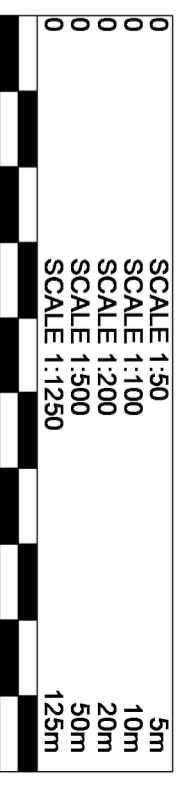


Site Plan
1 : 200

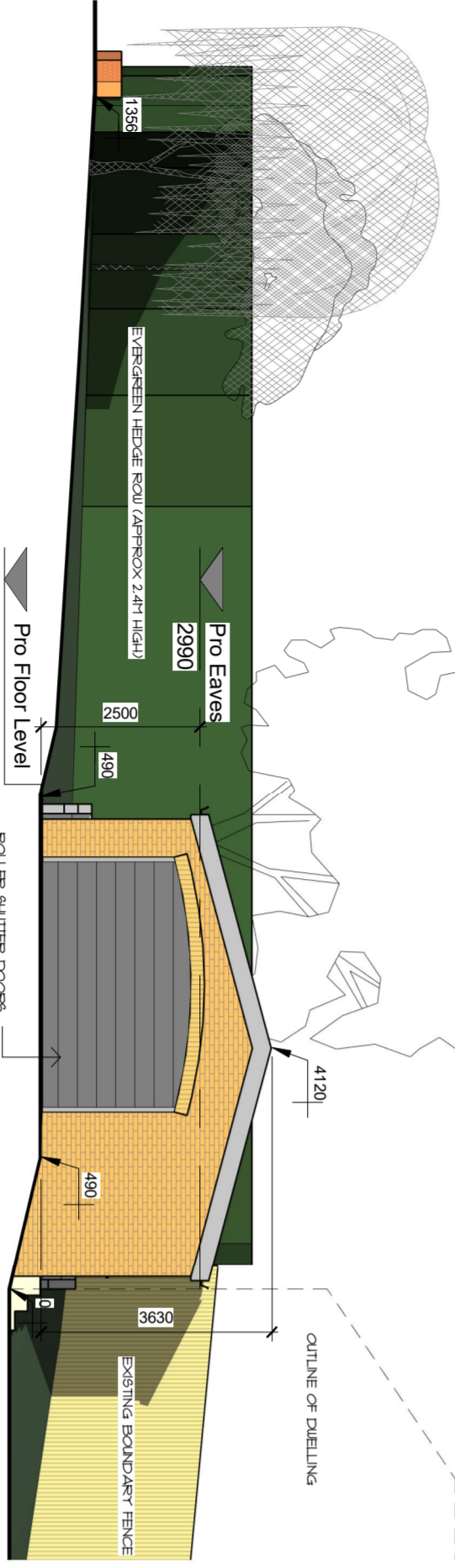


Site Location Plan
1 : 1250

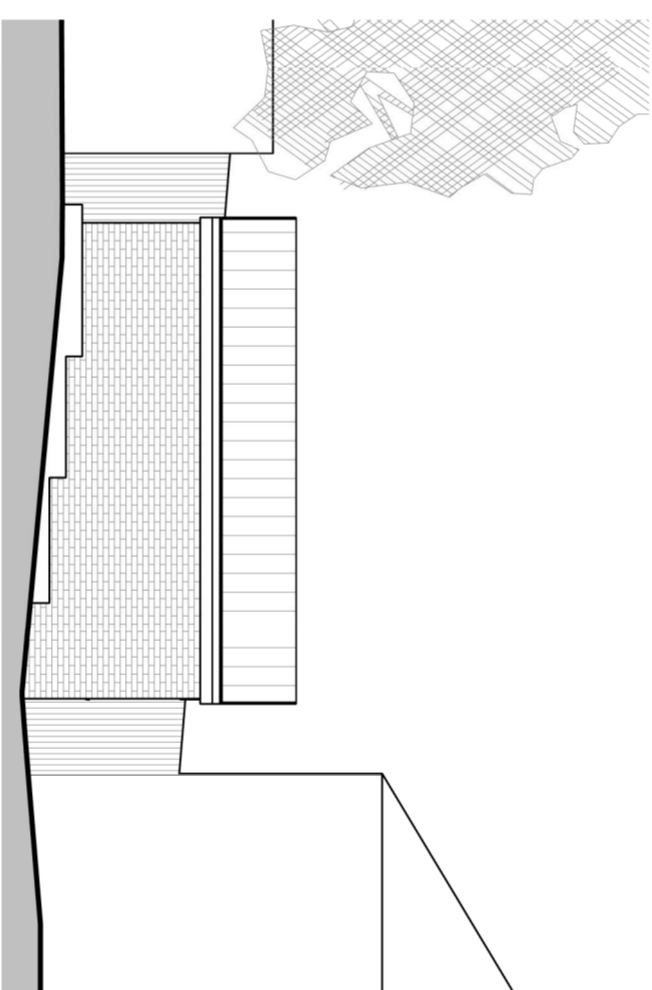
IMPORTANT NOTES
ALL MEASUREMENTS MUST BE CHECKED ON-SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
ANY UNDERGROUND DRAINAGE ROUTES ARE INDICATIVE ONLY. TBC BY BUILDER ON-SITE & APPROVED BY VW AND BC PRIOR TO COMMENCEMENT OF ANY WORKS.
CADVIS3D HOLDS NO RESPONSIBILITY FOR UNDERGROUND DRAINAGE ON-SITE. YORKSHIRE WATER MAPPING REQUEST RECOMMENDED TO CHECK FOR EXISTING UNDERGROUND DRAINAGE RUNS (IF AVAILABLE)
ALL STRUCTURAL ALTERATIONS TBC BY APPOINTED STRUCTURAL ENGINEER. ANY ALTERATIONS TO PROPOSED DESIGN DUE TO STRUCTURAL CONSTRAINTS IDENTIFIED BY ENGINEER TO BE AGREED/APPROVED BY CLIENT PRIOR TO COMMENCEMENT OF ANY WORKS



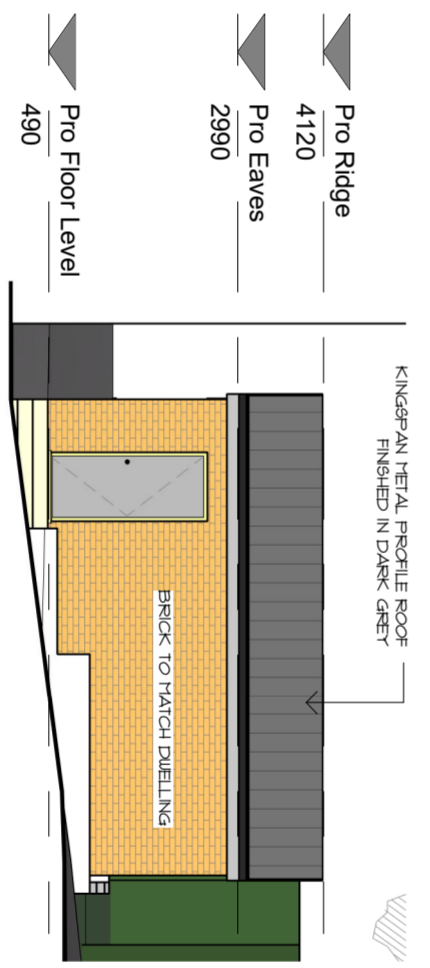
DRAWING TO BE USED FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION



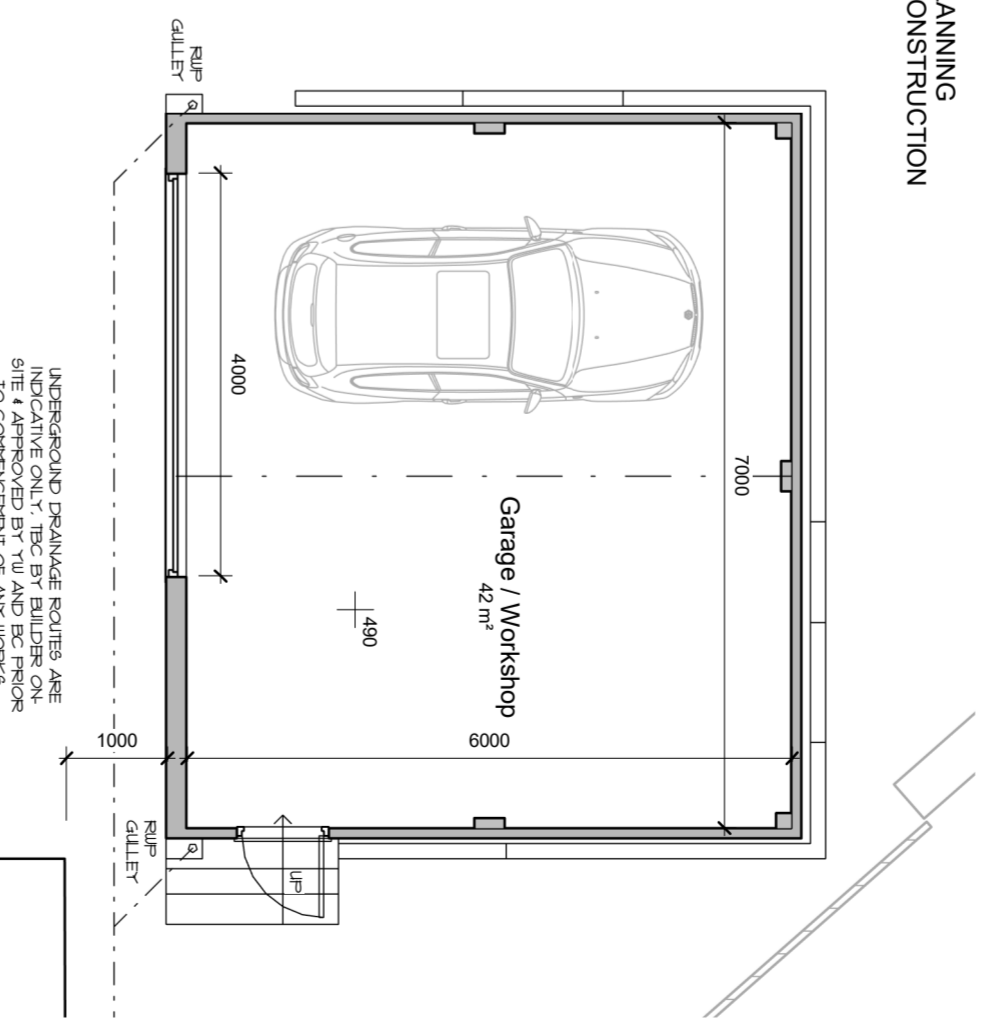
Front Elevation (South Facing)
1 : 100



Side Elevation (West Facing)
1 : 100



Side Elevation (East Facing)
1 : 100



Rear Elevation (North Facing)
1 : 100

Plan
1 : 75

ALL STRUCTURAL ALTERATIONS TBC BY APPOINTED STRUCTURAL ENGINEER. ANY ALTERATIONS TO PROPOSED DESIGN DUE TO STRUCTURAL CONSTRAINTS IDENTIFIED BY ENGINEER TO BE AGREED/APPROVED BY CLIENT PRIOR TO COMMENCEMENT OF ANY WORKS.

Cadvis3d ARCHITECTURAL DESIGN SERVICES
... making dreams happen
www.cadvis3d.co.uk
Tel: 01484 937123
Email: info@cadvis3d.co.uk

Head office @
The Towers, 237 Wakefield Rd,
Lepton, Huddersfield,
West Yorkshire, HD8 0DH

project
Residential Garage,
39 Mayfield,
Oxpring S36 8YN

title
Plans & Elevations - As Proposed

client
Mr J Billard

GENERAL
DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS ARE TO BE CHECKED ON-SITE AND CORRECTED TO MATCH.
ALL FABRICATIONS ARE SUBJECT TO FULL SITE SURVEY + LOCAL AUTHORITY APPROVALS.
ANY DISCREPANCIES OR VARIATIONS SHALL BE NOTIFIED TO CADVIS3D BEFORE WORK ON THE SITE.
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS AND/OR SPECIALISTS DRAWINGS/DOCUMENTS.
THE MATERIALS AND WORKMANSHIP OF ALL RELEVANT TRADES AND BUILDING OPERATIONS OF THIS PROJECT SHALL BE TO THE RECOMMENDATIONS OF CURRENT BRITISH STANDARDS AND CODES AS FAR AS REASONABLY PRACTICABLE. THIS DESIGN HAS BEEN PREPARED IN SUCH A WAY AS TO REDUCE THE RISKS TO THE HEALTH AND SAFETY OF PERSON(S) WHO MAY BE AFFECTED.

rev	date	dr	app	notes	drawn	approved
As indicated					PSI	JB
1940	SEPT 2019			PLANNING	PSI	JB



REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2020/0270

To Mrs Julia Billard
39 Mayfield
Oxspring
Barnsley
S36 8YN

Proposal Erection of detached garage/workshop (re-submission)

At 39 Mayfield, Oxspring, Barnsley, S36 8YN

Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 22 April 2020 and described above.

The reason(s) for the Council's decision to refuse planning permission is/are:

Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

- 1 In the opinion of the Local Planning Authority, the proposed detached garage would not be subservient to the host dwelling due to its insensitive siting between the house and the road, the excessive height to the eaves on the Southern-facing elevation and inappropriate roof materials, thereby appearing as an overly prominent feature in the Mayfield street scene, at odds with the predominantly open character and nature of the area. As such, it is considered to be detrimental to visual amenity and is contrary to Local Plan Policy D1: High Quality Design and Place Making and Supplementary Planning Document (SPD): House Extensions and Other Domestic Alterations

Signed

Dated 26 May 2020

Joe Jenkinson
Head of Planning and Building Control

Please be aware that the Council monitors construction sites and open land within the vicinity such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and
- up to six months imprisonment on conviction

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate> If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.



Appeal Decision

Site visit made on 28 September 2020

by A Caines BSc(Hons) MSc TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 October 2020

Appeal Ref: APP/R4408/D/20/3254277

39 Mayfield, Oxspring, Barnsley, South Yorkshire S36 8YN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs Julia Billard against the decision of Barnsley Metropolitan Borough Council.
 - The application Ref 2020/0270, dated 23 February 2020, was refused by notice dated 26 May 2020.
 - The development proposed is a detached garage/workshop.
-

Decision

1. The appeal is allowed and planning permission is granted for a detached garage/workshop at 39 Mayfield, Oxspring, Barnsley, South Yorkshire S36 8YN in accordance with the terms of the application, Ref 2020/0270, dated 23 February 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: A(00)-01; A(10)-01.

Main Issues

2. The main issue is the effect of the development on the character and appearance of the area.

Reasons

3. 39 Mayfield is a two-storey house on a large corner plot at the junction with Roughbitchworth Lane. The house is set back deep within the plot so that the majority of its garden is at the front and side, bound by a dense roadside hedge and mature trees. The area where the garage would be sited lies slightly below the road level.
4. Within this context the modest garage would sit comfortably within the plot and would not undermine its spaciousness or appear intrusive in the streetscene. Moreover, as a single storey building with a relatively shallow dual-pitch roof it would appear subservient to the much larger house it would be seen with. The roof material and colour would be appropriate for an outbuilding in its context. Therefore, even though the garage would not be wholly compliant with the Council's House Extensions and Other Domestic Alterations Supplementary Planning Document 2019 (SPD) in respect of its eaves height and siting, it would nevertheless comply with the requirement that garages should relate sympathetically to the main dwelling. Overall, the garage would not be

excessive or unduly conspicuous and would have limited impact on the character of this suburban residential locality.

5. I therefore conclude that the development would not cause unacceptable harm to the character and appearance of the area. Thus, it would not conflict with Policy D1 of the Barnsley Local Plan 2019 and the SPD, which among other things, require development to complement local character.

Conditions

6. I have imposed the standard commencement and approved plans conditions for the avoidance of doubt and in the interests of proper planning. There is no need for a materials condition as they are specified on the plans.

Conclusion

7. For the reasons given, and subject to the conditions as set out, the appeal should be allowed.

A Caines

INSPECTOR

APPENDIX 6

Notes:

PLANNING DRAWINGS - THIS DRAWING SHOULD NOT BE USED FOR ANY OTHER PURPOSES THAN THAT SPECIFIED HERE
COPYRIGHT - THIS DRAWING MAY NOT BE REPRODUCED OR MODIFIED IN WHOLE OR PART BY ANY PERSON OR ORGANISATION WITHOUT THE ARCHITECT'S CONSENT. ISSUING COPIES TO THIRD PARTIES MAY NOT BE DONE WITHOUT THE ARCHITECT'S CONSENT

Revision: A

Revision List:
A - 22.03.21 - East Elevation



MATERIALS - PROPOSED
Walls - Western red cedar/ red brick to match / white painted brick
Roof - Rosemary tiles
Windows / Doors - Grey aluminium or PVCu frames

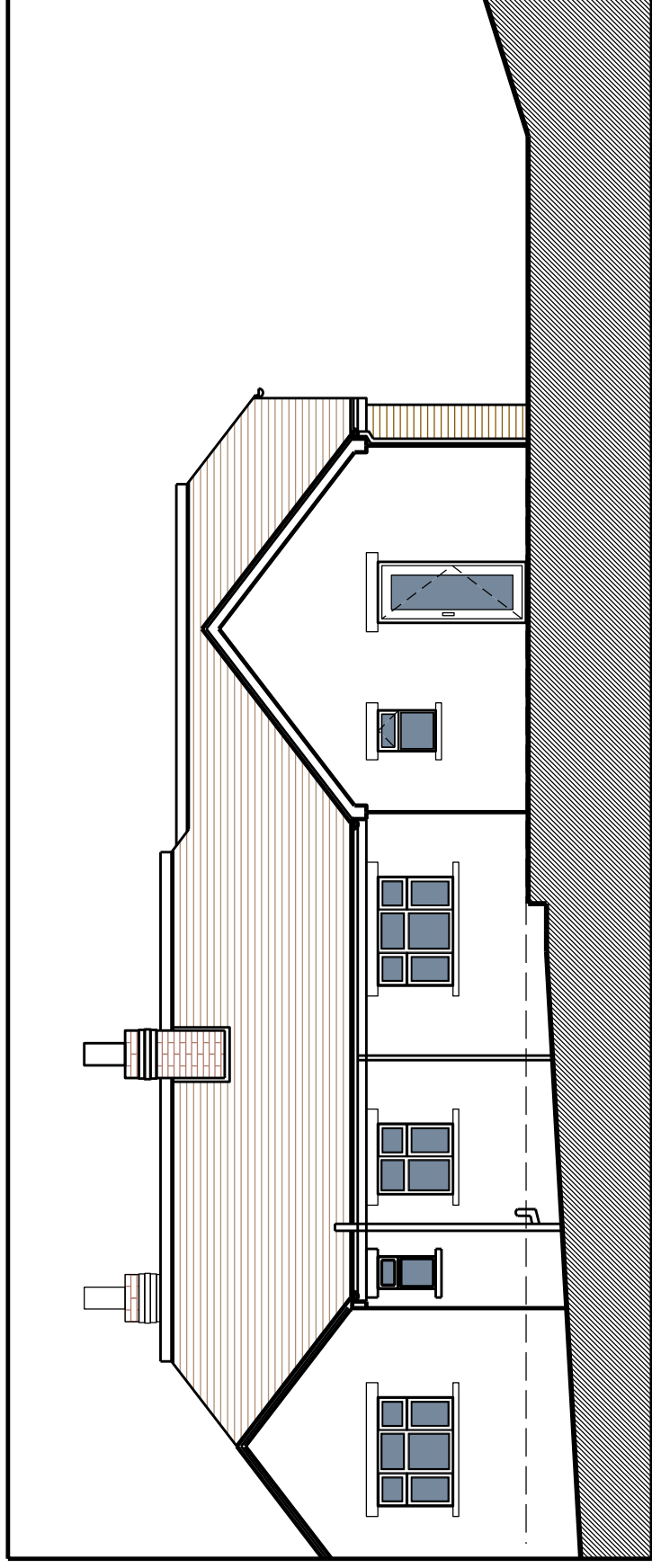
Project/ Client: Oakdene / Doyle

Drawing Title: Elevations - Proposed

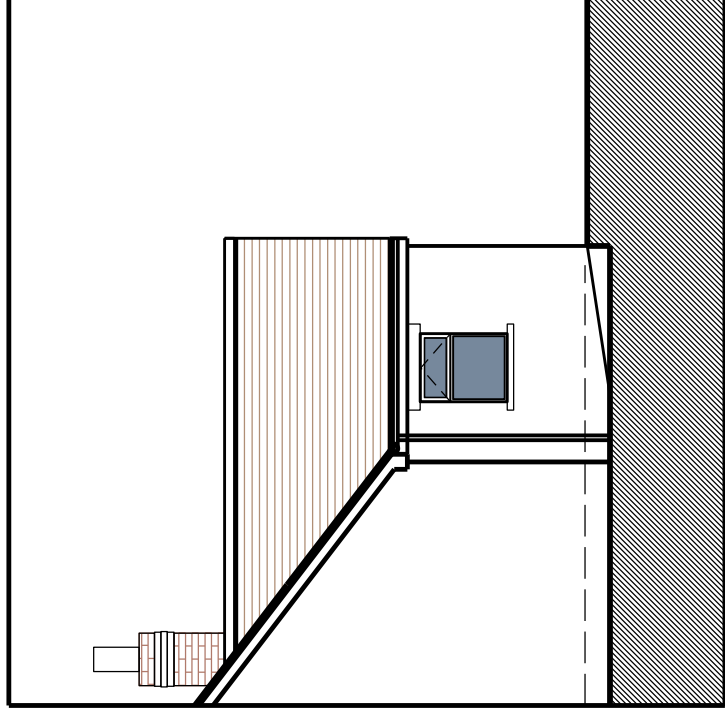
Drawing Number: 2112/TP/006

Scale at A3: 1:100

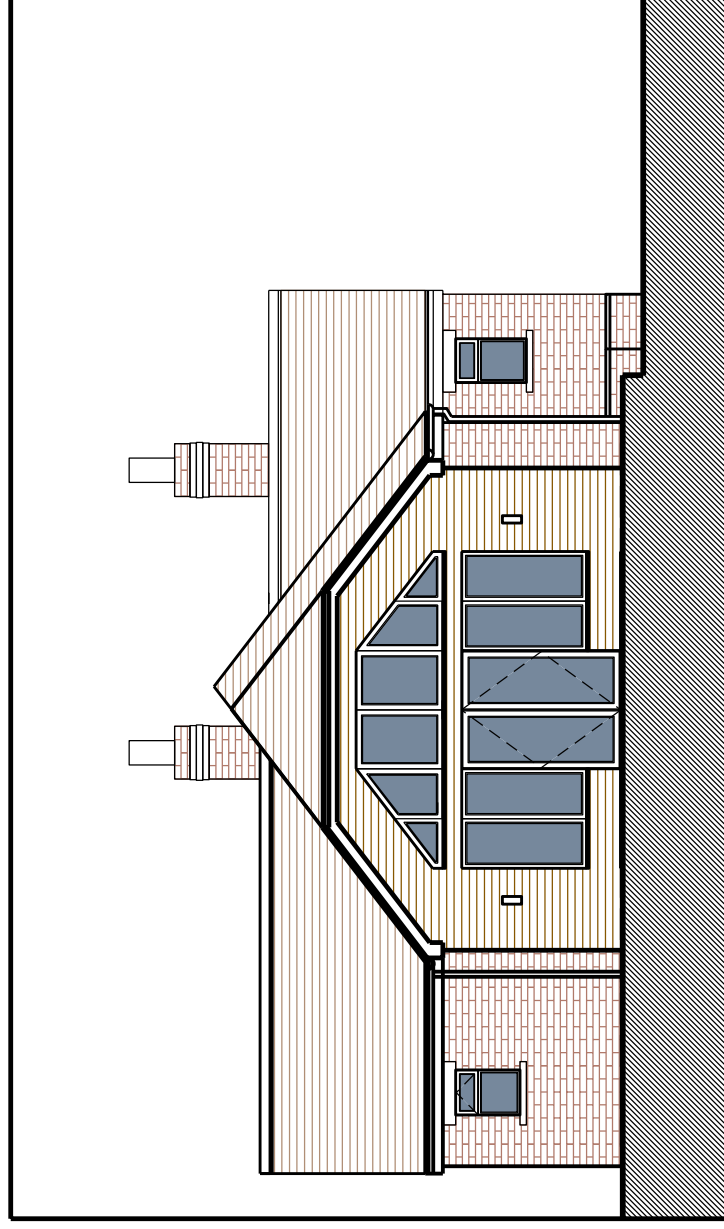
Date: Feb 21



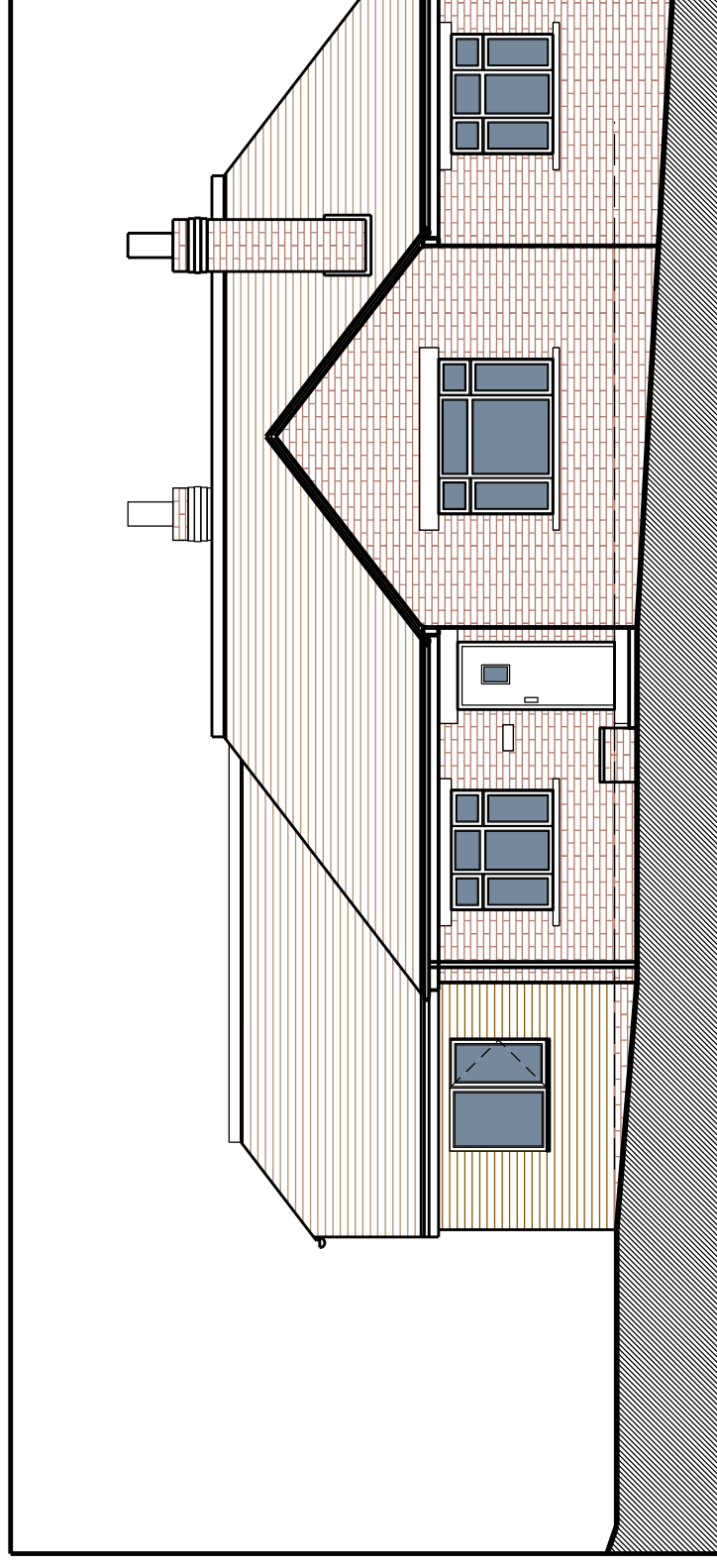
North Elevation



East Elevation



West Elevation



South Elevation