

2021/1434

Mr D Allert

73 Park Street, Wombwell, Barnsley, S73 0HJ

Erection of double garage extension

Site Description

The property is a large detached brick built dwelling with a long garden leading to woodland at the rear. The property has an existing attached double flat roofed garage attached to the rear and a brick built outbuilding set within the rear garden. The property is located within a residential area of mixed sized properties. The street scene is varied with larger traditional detached dwellings and more recent rendered infill dwellings as can be seen on the photograph below. Access to the site is along the driveway down the side of 73 Park Street.

Surrounding the rear garden are residential properties and gardens. The rear garden benefits from boundary fencing between the properties along Park Hollow. There are a number of TPO Trees along the side boundary including large Poplar Trees which are set to the north western boundary.



Street Scene





Planning History

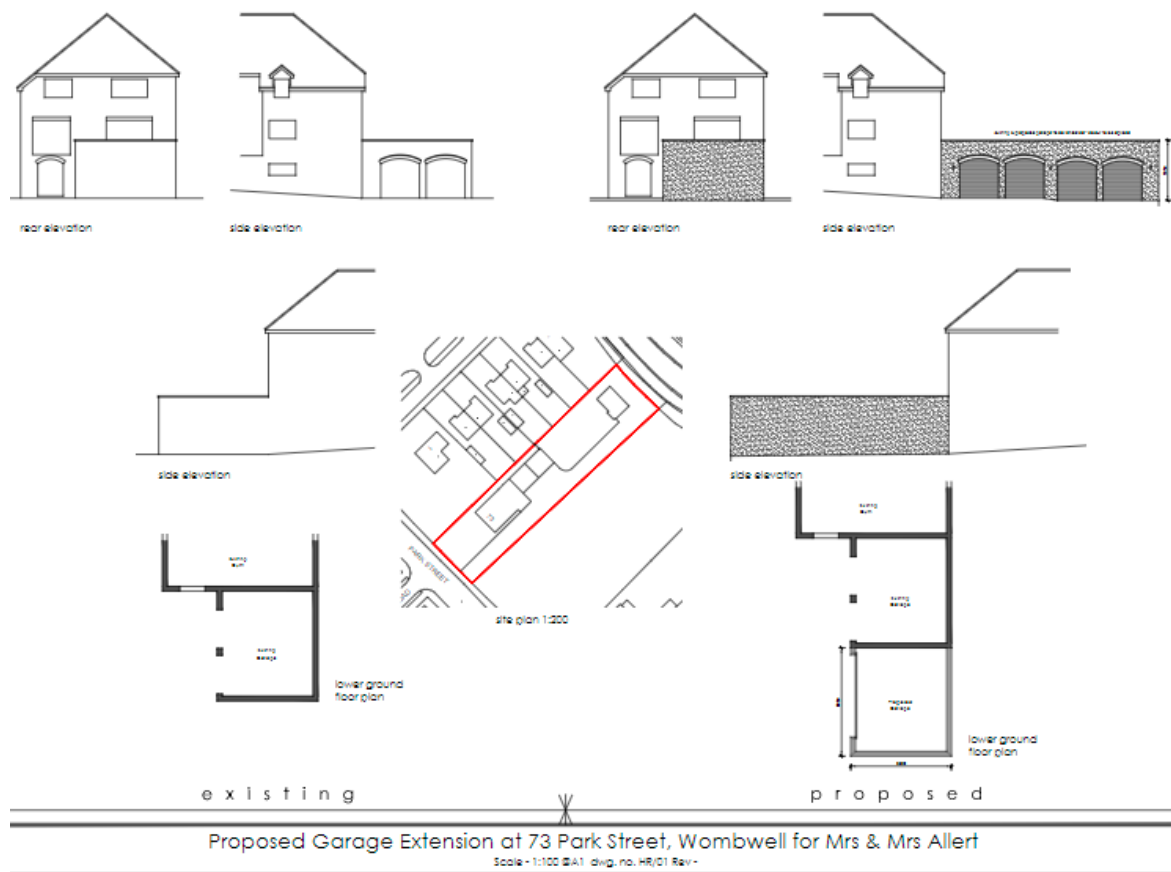
04/0478 - Erection of three storey extension to dwelling – Approved with conditions

2007/2088 - Erection of 3 garages with granny flat above – Refused due to impact on trees and residential amenity

2008/0908 - Erection of a granny flat with double attached garage (Resubmission) - Refused due to impact on trees (no Tree Survey submitted) and backland development

Proposed Development

The applicant is seeking approval for the erection of an attached garage to the side of an existing double garage which is attached to the rear of the property. The garage will project 7 meters from the side of the existing garage and has a width of 6.6m. The garage would have a flat roof with a height of 3.9m and two garage doors to match the existing attached double garage. The doors would be slightly lower down than the existing doors, due to the slope of the garden. The garage would be rendered in a pale grey colour to match the adjacent new build properties to the east (as agreed by email from the agent dated 21 July 2022)



Policy Context

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

Local Plan Allocation – Urban Fabric

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. 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 – 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 D1: High quality design and place making –Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Policy BIO1: Biodiversity and Geodiversity

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.

Supplementary Planning Document: Trees and Hedgerows

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 policies include:

Section 12: Achieving well designed 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 134 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”*.

Consultations

Tree Officer – No objections, submitted Tree Survey and AMS is acceptable, subject to condition

Highways – No objections

Representations

Neighbour notification letters were sent to surrounding properties, no comments were received.

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

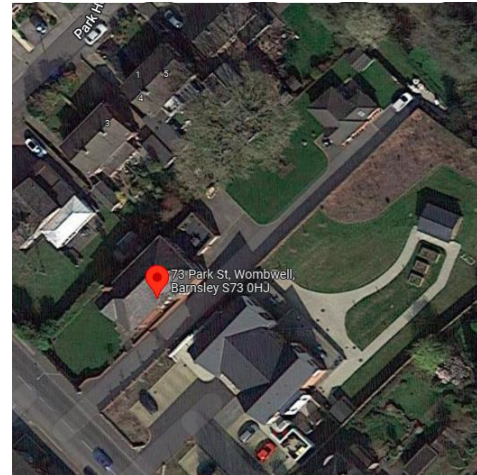
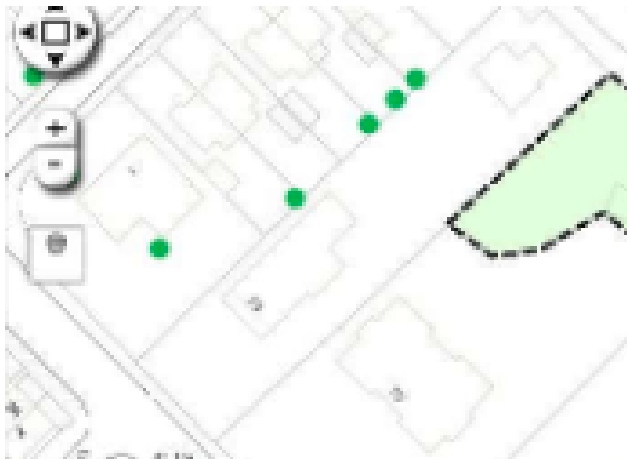
Visual Amenity

The SPD states that '*materials should normally be of the same type, colour and texture to the existing house or as close a match as possible*'. In this case, the garage extension and extension would be rendered in a pale grey. Whilst this would not normally be acceptable as the existing property is brick built, the extension is set to the rear of the property and there are rendered elements within the street scene and immediately adjacent to the property. The rendering is acceptable in this instance and would also remove any issues in terms of the unsightly bonding of old and new bricks.

The garage would have a flat roof with a height of 3.9m and two garage doors to match the existing attached double garage. The doors would be slightly lower down than the existing doors, due to the slope of the garden. The proposed garage would have little impact upon the character of the street scene due to being set to the rear of the property. The proposed development is therefore considered to be acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Impact on Trees

The Tree Officer has been consulted due to the presence of TPO protected Poplar trees along the north western boundary of the site. An Arboricultural Report has been submitted with the application due to the presence of these protected trees which are in close proximity to the site of the proposed garage extension. The Tree Officer has noted that the rooting areas of the protected trees do extend into the site and part of the rooting areas implicated by the proposed new garage, however this is a minor incursion and the area is already hard surfaced, therefore there should not be any significant impact upon the trees. Tree protection measures and an Arboricultural Method Statement (AMS) have been submitted and approved by the Tree Officer. These details should be conditioned to be complied with in accordance with policy BIO1 of the Local Plan.



Residential Amenity

The proposed garage extension will not have a significant detrimental impact on any neighbouring properties by way of overshadowing or being overbearing. The garage extension would be single storey only and set approx. 16m from the rear elevations of the properties along Park Hollow, which is acceptable.

In terms of overlooking, there are no windows proposed to the garage and whilst the garage is large, it would be used for domestic purposes only, therefore there should not be any significant impact in terms of noise or disturbance. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and the SPD and is acceptable in terms of residential amenity.

Highway Safety

The Highways Officer has no objections to the proposal. The proposed double garage extension is of a sufficient size to be included in the off-street parking provision of the site. As such, it is considered that the proposals do not negatively affect the current access, parking and turning arrangements of the site or adversely impact upon the highway and are therefore acceptable from a highways point of view in accordance with the SPD.

Recommendation

Approve with conditions