
2023/0236

Mr W Abson

Erection of single storey detached domestic outbuilding as a hobby workshop and domestic storage.

Land to the rear of 77 High Street, Dodworth, Barnsley, S75 3RQ

Site Location & Description

The site subject to this application is located to the rear of the stone fronted, terraced properties which front onto High Street, Dodworth, a busy classified road through the village. High Street comprises a mix of uses, building styles and construction materials, however, stone is the predominant material. The site is located to the rear of the block of six dwellings and is accessed via an existing access track located to the north-west of 73 High Street.

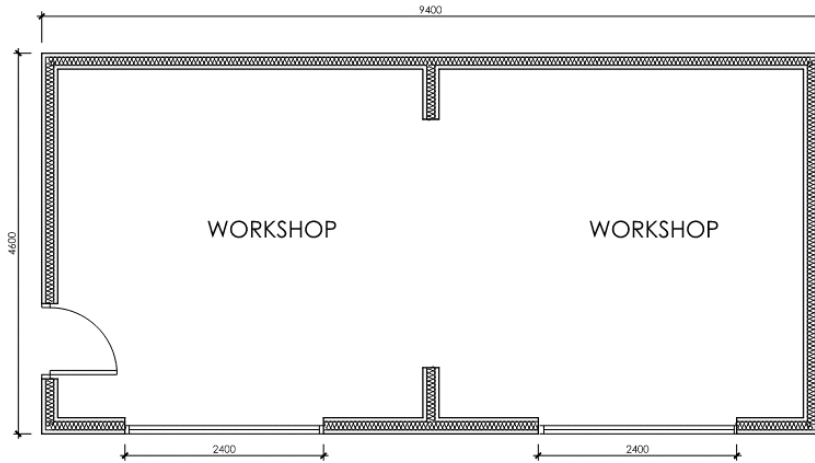
The application relates to a piece of land located to the rear of 77 High Street, Dodworth, which is within the ownership of the dwelling. The land is partly laid out as an allotment, with the remaining area cleared and levelled.

Proposed Development

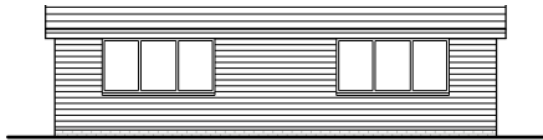
The applicant seeks permission for the erection of a single storey detached outbuilding located to the north of the dwelling; the outbuilding is to be rectangular in shape with dimensions of 9.4m by 4.6m with a height of 2.1m to the eaves and 3.2m to the ridge.

The outbuilding is to be located on land to the rear of the property, outside the domestic curtilage of 77 High Street, but within its ownership. The applicant proposes to use the building as a domestic workshop in line with the applicants' hobbies and domestic store for garden equipment etc.

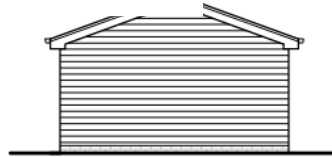
The application has been amended through the planning process, which has seen the building reduced in size from 14.2m in length to 9.4m, along with the removal of garage doors and is to be constructed from timber.



**PROPOSED WORKSHOP
FLOOR PLAN**
SCALE 1:50



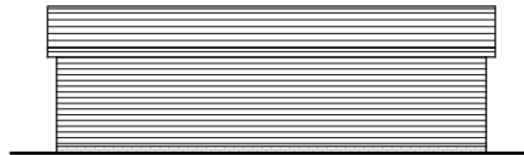
**PROPOSED
FRONT ELEVATION**
SCALE 1:100



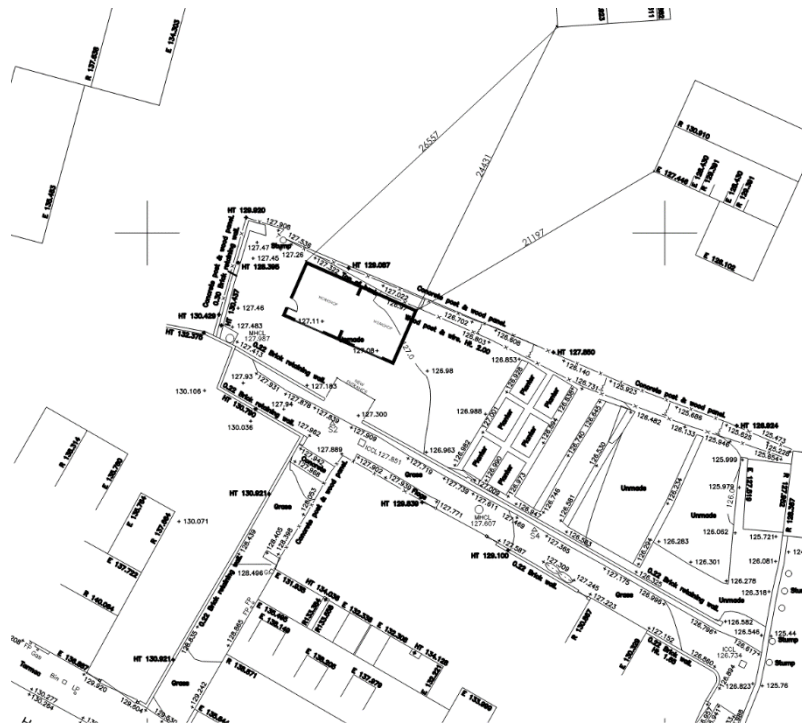
**PROPOSED
SIDE ELEVATION**
SCALE 1:100



**PROPOSED
SIDE ELEVATION**
SCALE 1:100



**PROPOSED
REAR ELEVATION**
SCALE 1:100



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 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

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

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

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Consultations

Highways – no objections

Pollution Control – no objections

Representations

Neighbour notification letters were sent to surrounding properties; comments were received in relation to the original application.

- Overshadowing
- Size of building considered too large
- Increase in noise

Following amendments to the development neighbours were reconsulted and further comments have been received in relation to

- Use of the building and its size
- No difference to the original plan
- Obstruction of view
- Not for personal use and business will be run from the site
- Increase in noise

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, including outbuildings, are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

Residential Amenity

The proposed outbuilding would be located to the south of the properties on Rosehill Drive, which could lead to an increase in overshadowing of the amenity spaces associated with these dwellings. However, due to the location of these dwellings within their plots and their relationship to the proposed outbuilding, any overshadowing would occur over the bottom of the gardens, an area generally used least, as it is not located immediately adjacent to the rear elevation. In addition, the outbuilding has been designed with a low eaves level of 2.1m which is minimally over the height of

a boundary fence which could be erected under permitted development, and with a shallow pitched roof which slopes away from the boundary, further lessening the impact.

It is acknowledged that the outbuilding would be located on land higher than the properties on Rosehill Drive, which could result in an overbearing impact. However, the outbuilding is located in excess of 20m from the nearest point of the properties to the rear, and as such it is not considered that the outbuilding would result in an overbearing impact to the detriment of residential amenity.

Whilst there are windows located on the southern front elevation of the outbuilding facing towards the rear elevation of the properties on High Street, it is not considered that the inclusion of the windows on this elevation would lead to an increase in overlooking due to the presence of suitable boundary treatments and that the building windows are located in excess of 21m from the rear elevation of the properties on High Street.

Concerns have been raised in relation to the use of the building as a business for car repairs and that it would not be used for domestic purposes. There is no indication within the submitted information that indicates that the building would be used for anything other than domestic purposes. In addition, the inclusion of garage doors on the southern elevation have been removed during the process of the application process. Any use of the outbuilding for business purposes would require planning permission, nevertheless a condition will be included preventing the use of the outbuilding for business purposes.

Concerns have been raised in relation to noise created by the use of the proposed building; it is not considered that the domestic use of the building would generate a significant level of noise to the detriment of residential amenity. Pollution Control have been consulted on the application and have raised no objections to the proposal subject to the building being constructed as described, with no openings on the northern elevation and the inclusion of a condition limiting the hours of construction. The proposal is for a domestic outbuilding in a residential setting and is to be constructed from timber and as such it is not considered that the inclusion of such a condition would be reasonable.

It is also worth noting that had the domestic curtilage of the property included the land subject to this application, a timber outbuilding of this size could be erected without the need for planning permission.

In light of the above, it is therefore considered that on balance the proposal, would not result in a significant increase in overlooking, overshadowing, reduce levels of outlook or increase noise levels to a detrimental level and is in compliance with Local Plan Policies GD1 and POLL1.

Visual Amenity

Whilst the outbuilding is to be constructed from timber, it is to be located to the rear of 71-75 High Street and would not be highly visible from public vantage points. In addition, the building is to be of a typical shed design with a pitched roof, and as mentioned previously would have fallen within permitted development had the land be classed as domestic curtilage. As such it is considered that the proposed outbuilding is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1 High Quality Design and Place Making.

Highway Considerations

The proposal does not result in the loss of off-street parking nor a requirement for additional provision and as such the scheme is considered acceptable in terms of its impact on highway safety. It is noted that the applicant initially sought permission for the erection of a garage and domestic store, however following consultation with Highways, concerns were raised in relation to the narrow nature of the access, which serves more than one property. The scheme was amended with the garage element being removed along with the garage doors. A condition will be included to ensure that the building is not used as a garage in the future.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, POLL1 D1 and T4 and is acceptable.

Recommendation

Approve with conditions