
2024/0171

Mr John Lawrence

The Laurels, 3 Heritage Mews, Elsecar, Barnsley, S74 8EJ

Removal of existing pergola and erection of detached summer room.

Site Description

The application relates to a plot located on the north side of Heritage Mews that is partially within and adjacent to the Elsecar Conservation Area. The surrounding area is principally residential and characterised by a mixture of modern detached dwellings and a barn conversion to the east. The Milton Arms PH is located to the south-east.

The property in question is a two-storey detached property situated within a modern development, Heritage Mews, located to the rear of The Milton Arms PH and accessed from Armroyd Lane. The property has an artificial stone construction with a tied gable pitched roof. Attached to the west elevation is a double garage fronted by a small parking area. To the east is a modest sized garden bordered by soft landscaping and a stone wall with timber fencing.



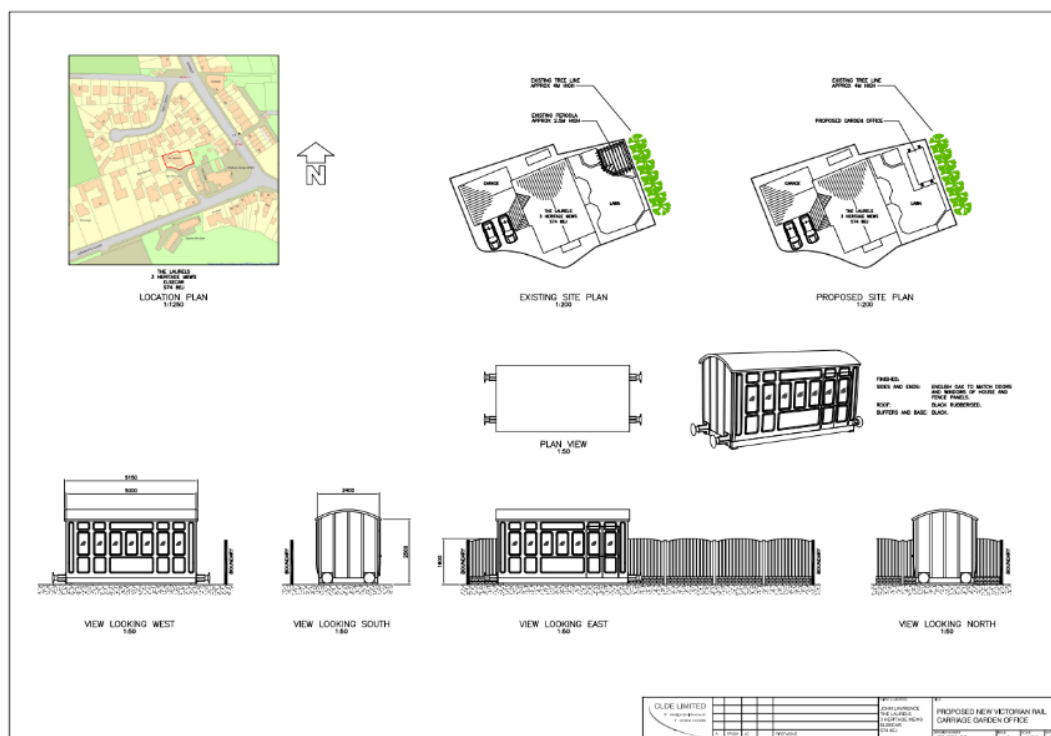
Planning History

There are several previous applications associated with this site dating from 1977. However, the most recent and relevant applications are:

1. B/98/1330/HN – Outline for use of land/buildings for residential use. – Approved.
2. B/01/0281/HN – Erection of three detached houses and conversion of barn to two dwellings (Approval of reserved matters). – Approved.
3. 2021/1000 – Erection of first floor extension to side above existing attached garage. – Refused.

Proposed Development

The applicant is seeking approval for the removal of an existing timber framed pergola and the erection of a new detached outbuilding to be used as a garden office. The proposed outbuilding has been designed to have the appearance of a heritage railway carriage and would measure approximately 2.6 metres by 5.2 metres, adopting a curved roof with an approximate eaves and ridge height of 2.5 metres and 2.9 metres respectively. The buffers and base would be finished black, the roof would be black rubber and the elevations would be finished in English Oak to match the door and window frames of the dwelling and existing boundary fencing.



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. The site is also located immediately adjacent the Carlton Conservation Area. 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 HE1: The Historic Environment.***
- ***Policy HE3: Developments affecting Historic Buildings.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

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 and beautiful places.***
- ***Section 16: Conserving and enhancing the historic environment.***

Planning (Listed Buildings and Conservation Areas) Act 1990

- ***Section 16: Decision on application.***
- ***Section 66: General duty as respects listed buildings in exercise of planning functions.***
- ***Section 72: General duty as respects conservation areas in exercise of planning functions.***

Other Material Consideration

- ***South Yorkshire Residential Design Guide 2011.***
- ***Elsecar Conservation Area Appraisal.***

Consultations

Conservation Officer – No objection.

Representations

Neighbour notification letters were sent to surrounding properties and a site notice was used. No representations were received.

Assessment

Principle of Development

Proposals for the erection of domestic 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, and would conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place within the Elsecar Conservation Area.

Design, Heritage and Visual Amenity

Proposals for the erection of domestic outbuildings are considered acceptable provided that they do not significantly alter or detract from the character of the street scene, would sympathetically reflect the style and proportions of the existing dwelling, and would conserve and enhance the significance and setting of the borough's heritage assets.

The proposed outbuilding would be partially visible from the public realm of Heritage Mews and would adopt a distinctive form and appearance that would replicate the appearance of a heritage railway carriage. It is acknowledged that the proposed outbuilding would likely have a more notable presence than the existing pergola. However, the outbuilding would adopt a modest scale and would be located to the furthest corner of the application site from the highway. Moreover, the proposed orientation of the outbuilding to have the shorter elevation facing the street and the screening that is likely to be provided by existing treatments to the south would likely lessen the prominence of the outbuilding and therefore its impact on the wider street scene. The proposed outbuilding would also be finished with sympathetic external materials (English Oak) that would reflect the existing materials used in the exterior construction of the application dwelling and surrounding properties and existing boundary fencing. The Conservation Officer was consulted on this application and raised no objection due to the degree of existing screening and the proposed external finishes which would have a natural appearance. As such, the potential for visual intrusion or harm to the setting of the Conservation Area is considered to be minimal to nil.

The proposal is therefore considered to conserve or enhance the character or appearance of the building in accordance with Section 66 (1) and Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is considered acceptable and in compliance with *Local Plan Policy HE1: The Historic Environment*, *Local Plan Policy HE3: Developments affecting Historic Buildings*, and *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Residential Amenity

Proposals for the erection of domestic outbuildings are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The proposed outbuilding would be erected to the north-east rear corner of the application site and would be located to the south of the rear curtilage of 49 Fitzwilliam Street and to the west of an area of vacant land which has seen several previous planning applications for the erection of a dwelling refused. Existing hedging adjacent to the west boundary is likely to offer some mitigation and the proposed orientation of the outbuilding to position the shorter elevation adjacent to the north boundary is likely to lessen any potential overshadowing to the rear curtilage of 49 Fitzwilliam Street. Moreover, the proposed outbuilding would adopt a restrained roof height, including an eaves height of 2.5 metres, in accordance with the House Extensions and Other Domestic Alterations SPD.

The proposed outbuilding would incorporate glazing on its longer elevations. Due to the proposed orientation of the outbuilding glazing would face east into the application site, towards the application dwelling and away from surrounding properties. Glazing would also face west towards an area of vacant land which is bounded by existing high hedging. No glazing would feature on the shorter elevations of the outbuilding.

The proposed outbuilding would not be erected in immediate proximity of any surrounding properties and whilst the outlook from the west-facing windows of the outbuilding could be restricted, the outbuilding is intended to be used as a garden office and therefore the windows would serve a secondary purpose. The outbuilding would benefit from unobstructed east-facing windows.

As such, the proposal is not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook, and is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Highway Safety

The proposed outbuilding would be located in the rear garden of the application dwelling and would therefore unlikely interfere with existing parking arrangements comprising a small driveway and existing double attached garage to the front.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

**Recommendation -
Approve with Conditions**