

Householder Proforma

Application Ref:

2023/0711

Address:

64 The Green, Royston, Barnsley, S71 7JN

Neighbour Representations:

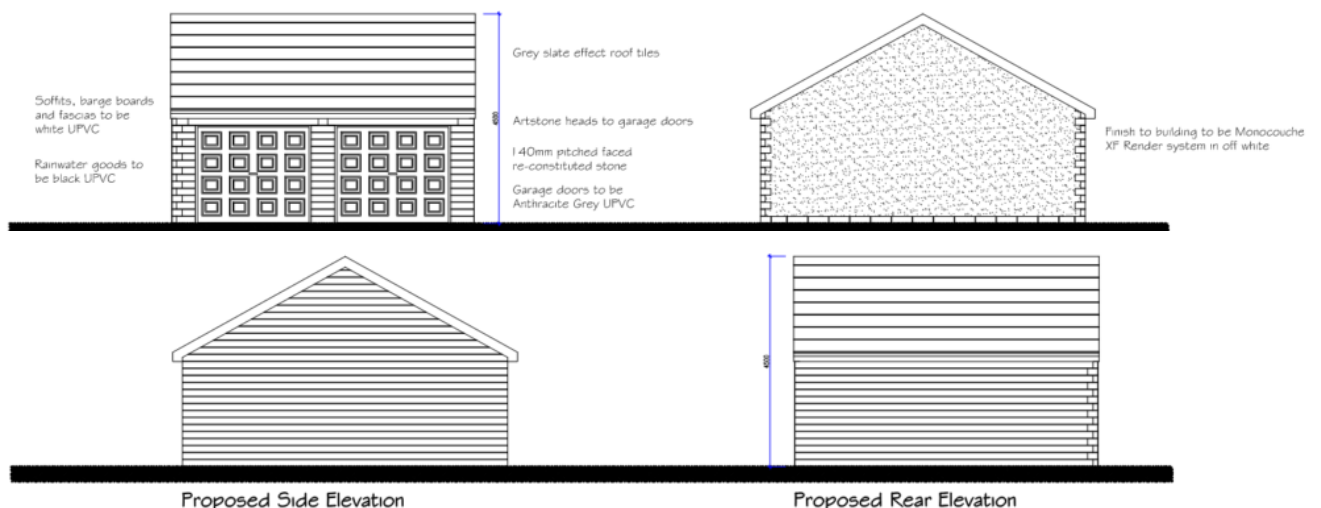
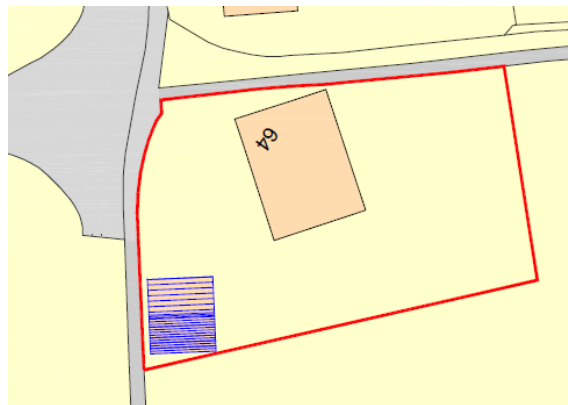
No

Property Description:

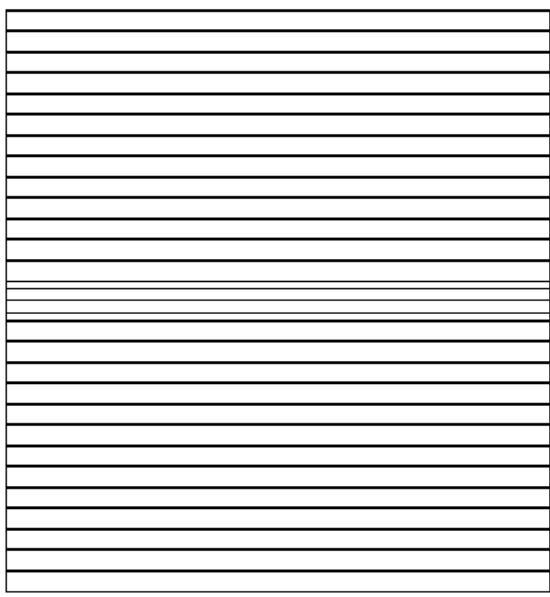
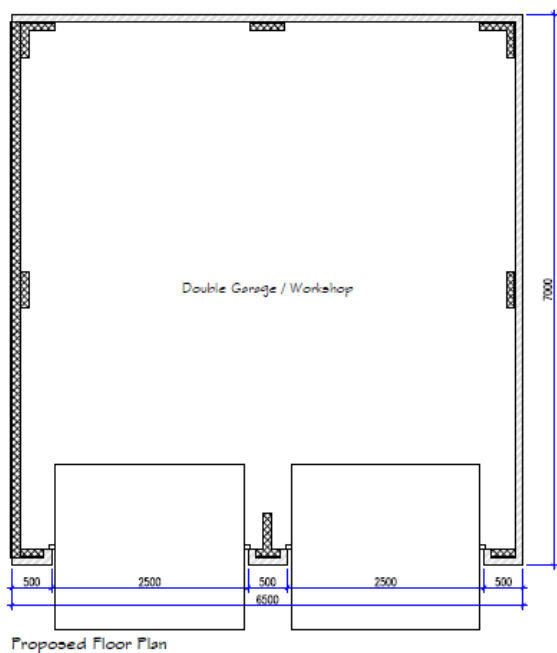
The application site is a detached stone-built dwelling, located at the head of a residential cul-de-sac in Royston, which is adjacent to a park and recreation ground (Royston Green Common). The Green is located in the Urban Fabric as allocated in the Local Plan, but the curtilage area is surrounded on all sides by land allocated as Green Space. The residential properties on The Green are mixed in character, with varied dwelling types, sizes and external materials. To the immediate front of the dwelling is a hard surfaced turning.

Proposed Development:

The applicant is seeking approval for the removal of the existing garage and the erection of a replacement detached garage which is positioned forward of the principle elevation of the dwelling in the South-West corner of the plot. The applicant has submitted an amended scheme which reduces the size and scale of the garage to 7m x 6.5m measured externally, with a height of 2.5m to the eaves and 4.5m to the roof ridge. The garage is to be constructed from stone walls to the front elevation, Western-facing side elevation and rear elevation with the Eastern-facing side elevation to be constructed from render.



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UDP Designation: Housing Policy

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

B/88/1397/RO – Erection of extension to residential home for the elderly (Refused)

B/92/1162/RO – Outline for erection of one dwelling (Historic)

2013/0385 – Erection of side two storey extension to dwelling (Approved with Conditions)

2016/0533 – Erection of a single storey rear extension to dwelling (Approved with Conditions)

Acceptable in Principle: Yes

Garage

	Yes / No (include comment if required)
1. single storey?	Yes
2. height to eaves 2.5m or less?	Yes
3. sympathetic design and materials to main dwelling?	Yes (The garage has been significantly reduced in size and scale, with a reduction to the roof ridge height to 4.5m which is a typical height for a domestic outbuilding. The amended scheme shows the garage to be constructed from stone to match the existing dwelling to the front, side and rear

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	elevations with a render finish (non-visible) facing the house. The amended proposal is considered to be acceptable in terms of design and external materials).
4. If room in the roof space, is it storage only?	N/A

Note – The proposed garage is contrary to the SPD as it is positioned forward of the principle elevation of the dwelling. However, it is to replace an existing garage which is positioned in the same position, ahead of the principle elevation. The existing garage appears somewhat dilapidated with a flat roof and does not contribute positively to the street scene. It is felt that the replacement garage is an improvement to the character of the area. Additionally, the garage is located in the South-West corner of the plot and whilst technically forward of the principle elevation, it would more accurately be described as being to the front/side which retains a fairly open frontage. The proposed layout is considered to be acceptable given the existing garage on site.

Recommendation:

Approve with conditions