2022/0612

Mr & Mrs Paul Hopkinson

31 Windmill Road, Wombwell, Barnsley, S73 8PW

Erection of detached granny annexe

Site Description

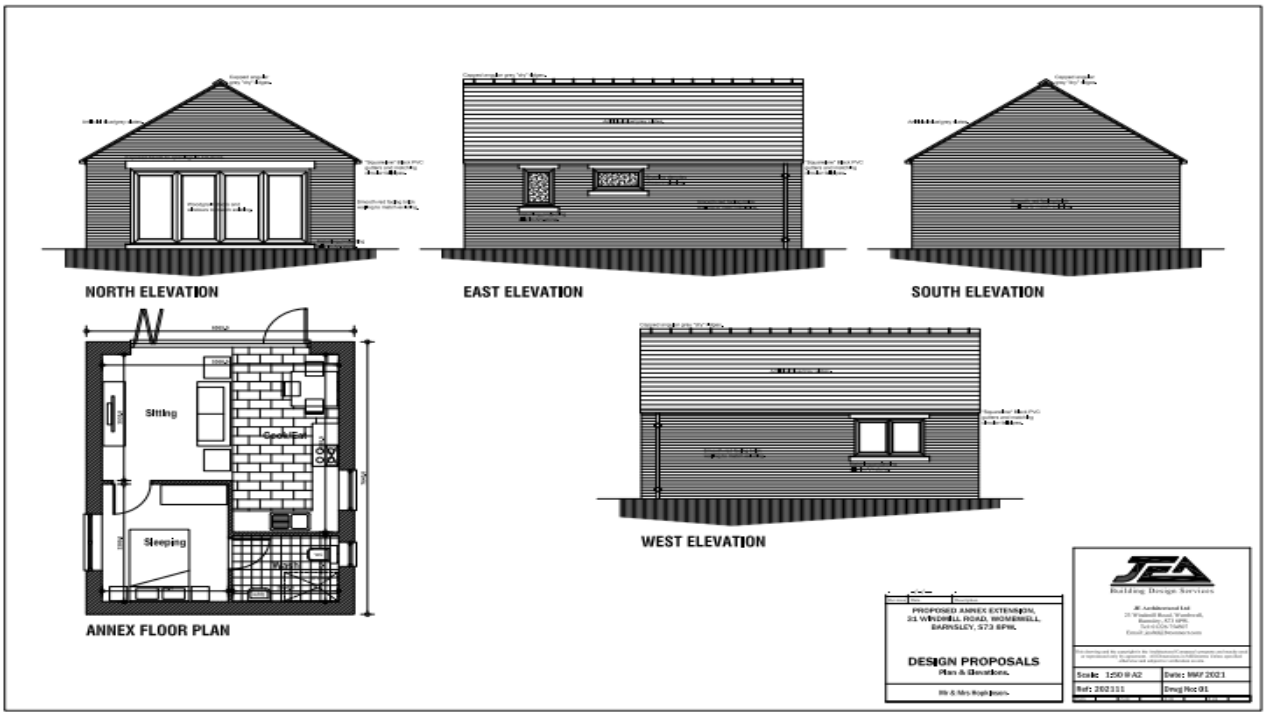
The dwelling is a two-storey end terraced dwelling located in Wombwell. Windmill Road has a mixed residential street scene with a mix of dwelling types and materials used. The dwelling has a driveway to the side which leads to a detached garage. To the rear is a rear garden which can also be accessed via a road to the side of the run of properties which serves garages to the rear.

Planning History

B/03/0219/WW - Erection of side single storey extension to dwelling and detached garage (Historic)

Proposed Development

The applicant is seeking approval for the erection of a detached annex. The annex will have a length of 7.65 meters and a width of 6.05 meters. The annex will feature a pitched roof with a ridge height of 4.75 meters and an eaves height of 2.5 meters. The materials used will be matching brickwork to the host dwelling with slate roof tiles.



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 – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. 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 H9: Protection of Larger Dwellinghouses – Development within the curtilage of existing larger dwellings will be resisted where it will have an adverse impact on the setting of the original dwelling and the size of the remaining garden area.

<u>Supplementary Planning Document: House extensions and Other Domestic Alterations</u>

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.

<u>National Planning Policy Framework</u>

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

Highways Development Control (DC) were consulted and raised no objections.

Highways Drainage were consulted and raised no objections.

Pollution Control were consulted and raised no objections subject to conditions.

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 proposed materials will match the existing dwelling with matching brickwork and roof tiles being used. The annex is not within a highly visible location and is screened by an existing garage, so its impact is minimal and not harmful to the street scene. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

The SPD states that *"an annex building, often referred to as a 'Granny Annex' may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling, be single storey and in all circumstances it should only have 1 bedroom and no more than 3 rooms in total".*

The proposed annex is single storey and features four rooms with one being a bedroom. However, two of the proposed rooms are not separated by an internal wall and therefore there will only be three separated rooms in accordance with the SPD recommendation. Due to the large curtilage afforded to the dwelling the annex does not occupy a disproportionate amount of the garden space associated with the host dwelling.

The annex is to be located approximately 26 meters from the rear elevation of the dwelling. Although the closeness of the relationship between the two buildings can be debated the annex is located within the dwellings curtilage and it would not be practical to locate the annex directly adjacent the host dwelling as that would be detrimental the use of the dwelling's private amenity space. Furthermore, the character of the properties along this row are that most have domestic outbuildings some distance to the rear of the houses on the other side of the access road. As such the position of the annexe follows a similar pattern to be in character with the street scene.

The annex can be accessed via the access road to the rear of the dwelling which serves a garage site. This access road pre-dates the use of the annex and hasn't been facilitated to directly serve it. Although access is possible it's not solely at the behest of the annex. The annex doesn't have its own garden area as that is shared with the existing dwelling. The applicant hasn't provided a statement regarding the use of the annex however, the annex will be tied to the host dwelling to provide ancillary accommodation to 31 Windmill Road and it shall not be sold or rented as a separate dwelling. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Approve with conditions