

---

**2023/0532****Applicant:** Mr D Perry**Agent:** Mr S Savage**Address:** 26 Broomhill View, Bolton Upon Dearne, Rotherham, S63 8LB**Description:** Proposed detached annexe

---

### **Property & Location Description Proposed Development**

The dwelling three-bedroom semi-detached house located within a 1950's housing estate constructed at the southwestern edge of Bolton-upon-Dearne. In keeping with its original design of the estate, the house is fully rendered and features a tiled gable roof, although some dwellings feature hipped roof. Along with many other dwellings on the street, the dwelling is currently undergoing external installation works. The front garden has been block paved with onsite drainage in anticipation for potential future parking provision. There is also an existing shared driveway at the side of the dwelling with space (to be retained) for parking at the rear.

The front garden is of an ample size, but the rear garden is quite large for the style and location of the dwelling. Whilst historically there is evidence of a garage and a large outbuilding, the garden is currently cleared in anticipation for the proposal to be constructed. The whole rear garden, excluding access to the shared drive features a new fence and is enclosed with no rear access. The unattached neighbour's garden at No.24 features a large garage/outbuilding running along much of the side boundary and which is slightly higher than the fence.

### **Proposed Development**

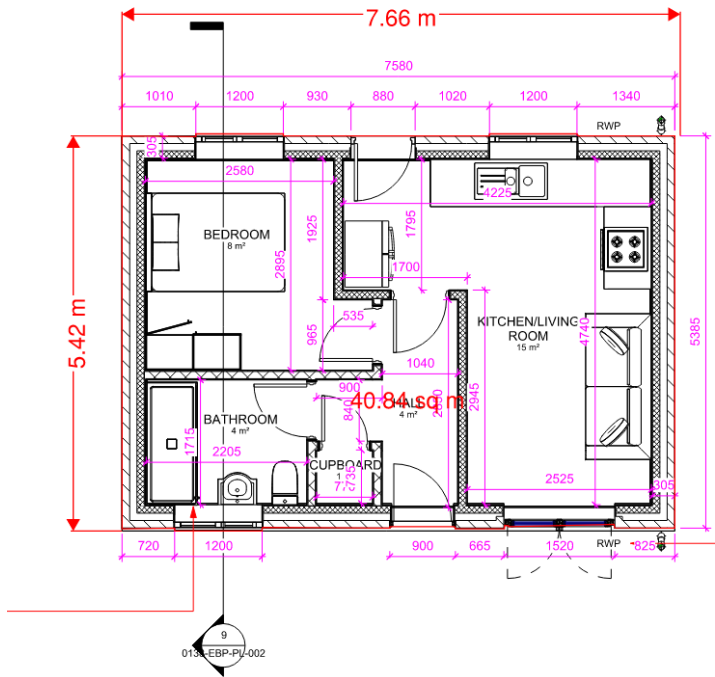
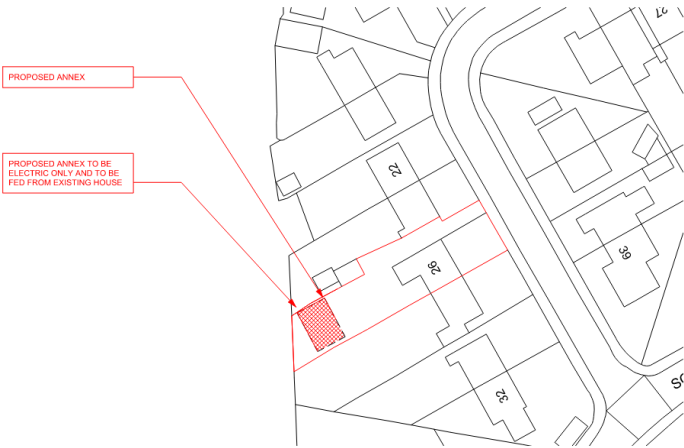
The proposal is a three-room annexe for the exclusive use of family members of the main dwelling and would be constructed in replacement of the former outbuildings which have been removed.

Externally, the annexe would be yellow brick and feature a grey tiled gable roof. An external door would be located on both the front and rear elevation. Also proposed are two windows on the rear elevation, along with one bathroom window and a set of French doors on the front elevation.

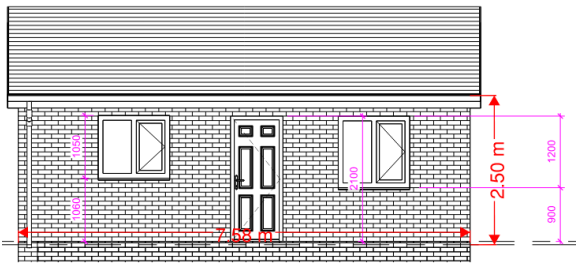
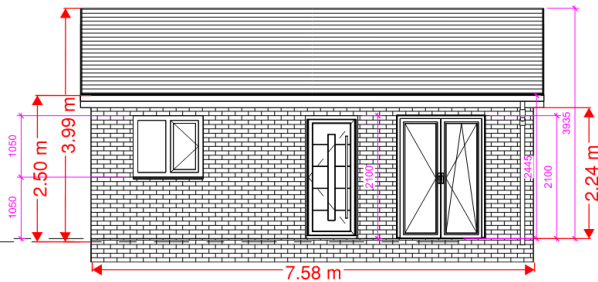
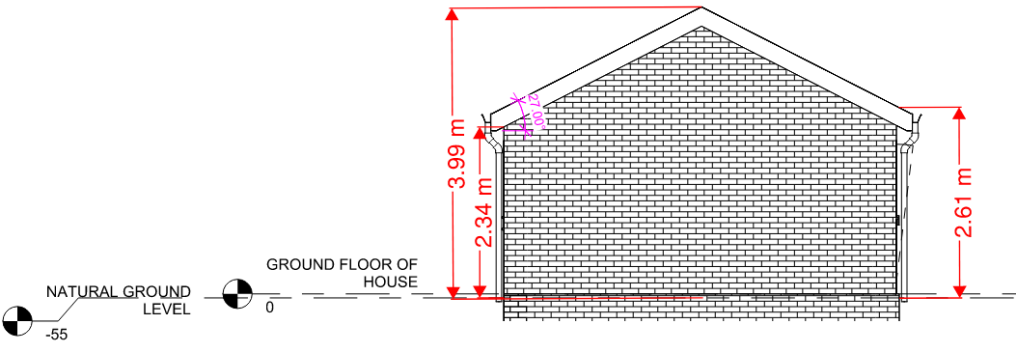
Internally the annexe would contain a living area with basic kitchen facilities, a bedroom, and a bathroom. A hallway with a small storage cupboard would link the three rooms and the front elevation entrance. French doors and the rear entrance door are located in within the living area.

Measured from the ground floor plan and site plan the whole external footprint of the annexe is 40.84 sqm. The existing dwelling's ground floor footprint and rear garden area, measured from the location plan are 58.26 sqm and a minimum of 190.54 sqm respectively.

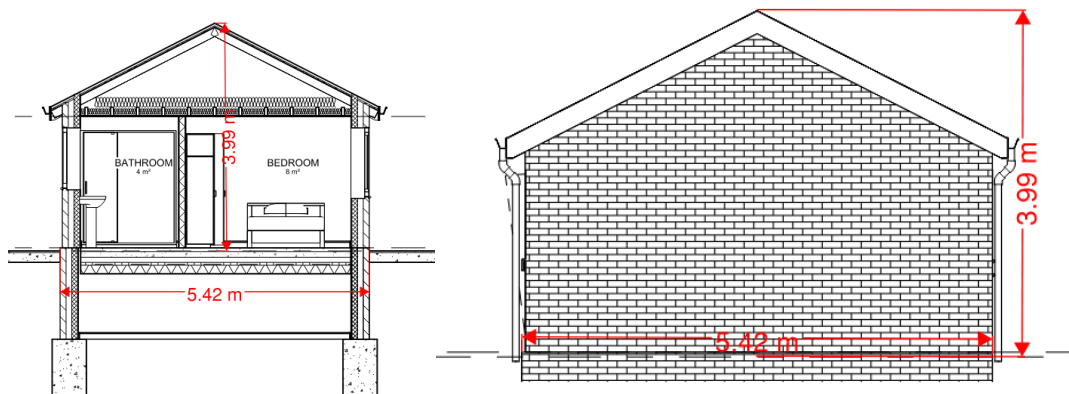
Existing & Proposed Plans & Elevations



Roof Plan



Left Side, Front & Rear Elevations Above Through Section and Right Side Elevation Below



### 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 on 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

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). 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.

#### 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 pro

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.

Specific advice within the document in relation to Annexes states:

**8.27** 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.

#### 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. Section 12, paragraph 134 states “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”.

### **Local Plan Designation – Urban Fabric**

#### **Consultations**

Highways DC: Highways were consulted and had no objection but requested a specific condition to be added to any planning consent granted.

Drainage: There was no concern or objection from drainage with potential confirmative checks suggested for building control.

#### **Representations**

Neighbour notification letters were sent to surrounding properties. No responses were received.

#### **Planning History**

B/75/1913/DE: Erection of 19 Private Garages [one at this address] - Granted 21<sup>st</sup> July 1975

#### **Assessment**

##### Principle of Development

The site falls within urban fabric which has no specific land allocation. Specifically, the area is a predominantly residential on the the edge of the village/urban aera of Bolton Upon Dearne. The area is not a conservation area, and the dwelling or adjacent dwellings are not historically listed.

Although the proposed plans would exceed the size limits of permitted development due to the height of the building and proximity to the boundary, which is limited to 2.5m high if within 2m of a boundary, the concept of such a structure, if the roof had been no higher than 2.5m or 4m it was set away from the boundary may have been considered permissible under Schedule 2, Part 1, Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015.

##### Visual Amenity

The proposal is to be completed with a brick finish and tiled gable roof. Whilst the brick is different to the main dwelling, it is an acceptable and standard finish and along with the structure itself would not cause visual harm to the dwelling, the neighbouring dwellings or views from the immediate area. The proposed annex is set back at least 9.85m away from the main dwelling and further away from neighbouring dwellings.

### Residential Amenity

The proposal would have minimal impact on the residential amenity of the neighbours. Although located close to the boundaries of the adjacent gardens, it is located at the far end of such gardens. Furthermore, there is evidence of a similar sized structure being in situ previously.

As the annexe would be for the use of residents of the main dwelling only, it would be expected that behaviour and noise would be of similar nature as that of usual occurrence within a garden setting or that of a garage, shed or summerhouse.

### Highway Safety

Highways have no objection to the plans and there is currently no concern over highway safety. To ensure this situation remains in the future, Highways DC have requested a specific condition be added to the planning consent to ensure the annexe's use remains ancillary to the main dwelling, unless further and specific planning consent is obtained in the future to alter this.

### **Conclusion**

The agent, the applicant and the homeowner have confirmed that if constructed, the person using the annexe would be the disabled homeowner as the current layout, particularly the stairs are unsuitable. The applicant, the owner's grandson would live in the main house and provide care, as required for the homeowner.

Although the dwelling almost meets the requirements of permitted development, the height of the eaves and potentially the inclusion of a bathroom and Kitchen facilities have restricted this option and planning permission was instead applied for. Whilst I am aware of the large nature of the annexe, I am confident that the proposal would meet an ancillary need of the main dwelling and its residents.

In double checking the plans and location, the annexe is within a large but enclosed garden with a newly installed fence and no rear access. The annexe's footprint including would occupy approximately 25% of the rear garden area. The only vehicular access to both the rear garden and annexe is via a shared driveway with the unattached neighbouring dwelling at No.24. Pedestrian access can additionally be taken through the house and into the garden.

In relation to visual impact or residential amenity, due to its location at the far end of a relatively large garden, and with no rear neighbours, and a considerable distance to adjacent neighbours, there should be no or minimal impact on either issue in relation to both issues. This would be further strengthened by a requirement that the annexe would remain ancillary to the main dwelling for the use of immediate family members of the main dwelling.

### **Recommendation**

Approve with conditions