
2023/0622

Garry Walker

Variation of condition 1 of application 2021/1175 (Erection of detached garage (Part Retrospective) to allow for alteration to roof

343 Darton Lane, Darton, Barnsley

History

01/1387 - Erection of two-storey rear extension – Approved with conditions

03/2158 – Erection of balcony to front of dwelling – Approved with conditions

2012/1231 - Erection of front detached garage – Approved with conditions

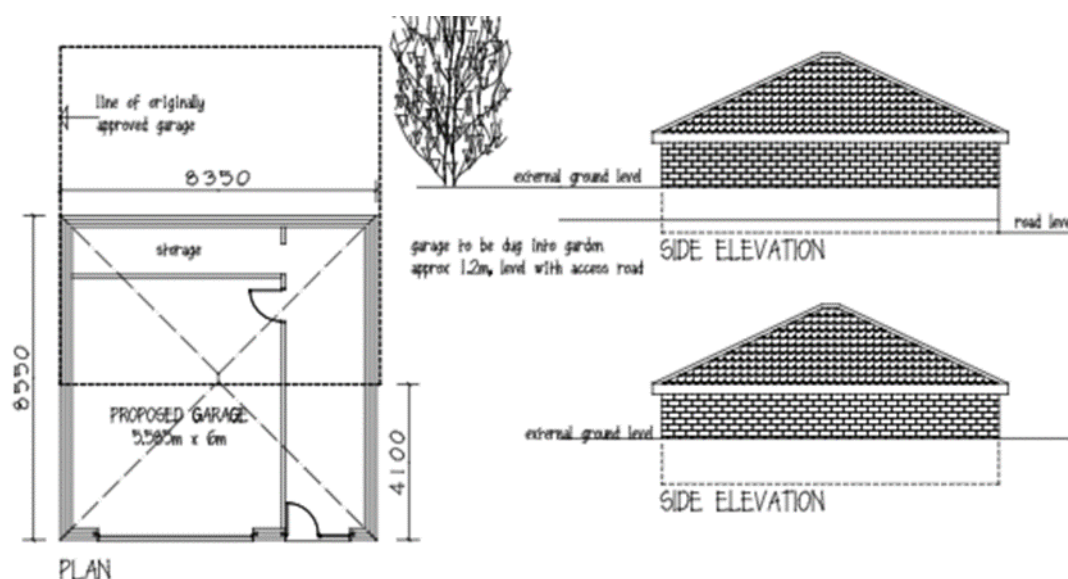
2017/0372 – Erection of detached garage (amended plans) Approved with conditons

2020/0622 – Erection of detached garage (part retrospective) – Refused and appeal dismissed.

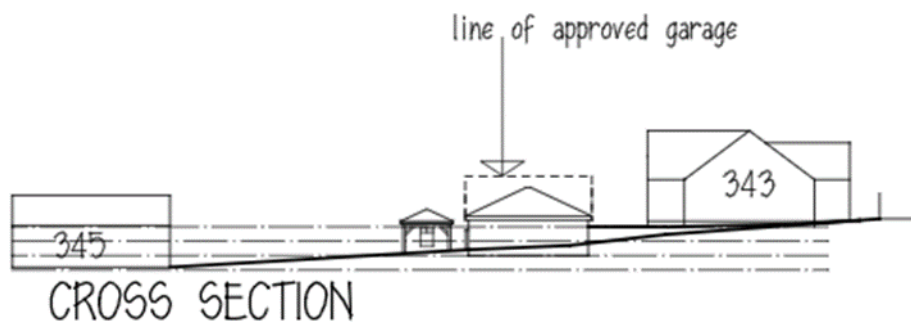
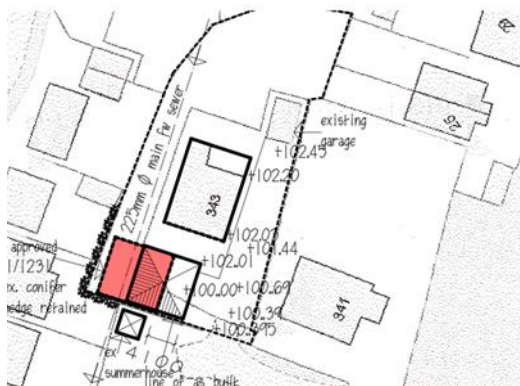
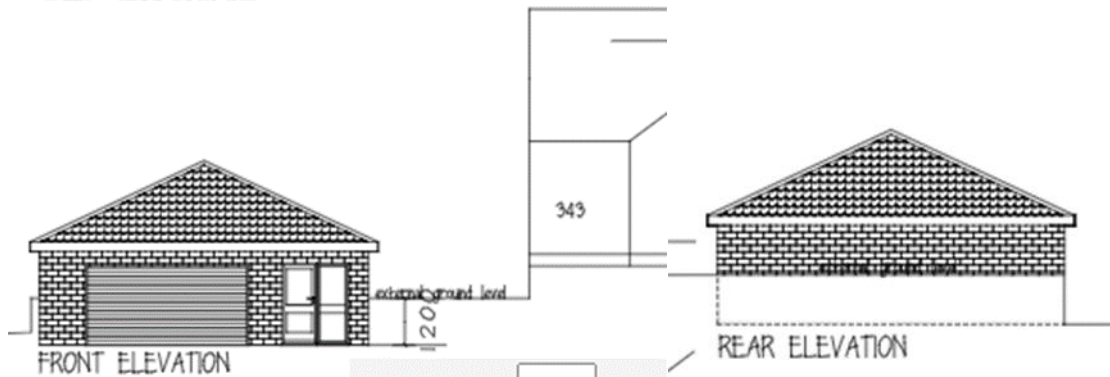
2021/1175 - Erection of detached garage (part retrospective) – Approved with conditions

2022/0496 - Variation of condition 1 of application 2021/1175 (Erection of detached garage (Part Retrospective)) to allow for alteration to roof – Refused and appeal dismissed

Approved plans for 2021/1175



ROOF - concrete tiles to match ex
WALLS - natural coursed stone



Description

The site is a large plot located at the end of a cul-de-sac off Darton Lane in Mapplewell. The site comprises a brick built dormer bungalow with a large stone built first floor gable fronted, enclosed veranda on the front elevation. The property has been designed with a pitched roof and is bound by a stone wall. There is a driveway located on the boundary with number 341, leading to a single storey detached garage. The property is set centrally within the plot with a large front garden.

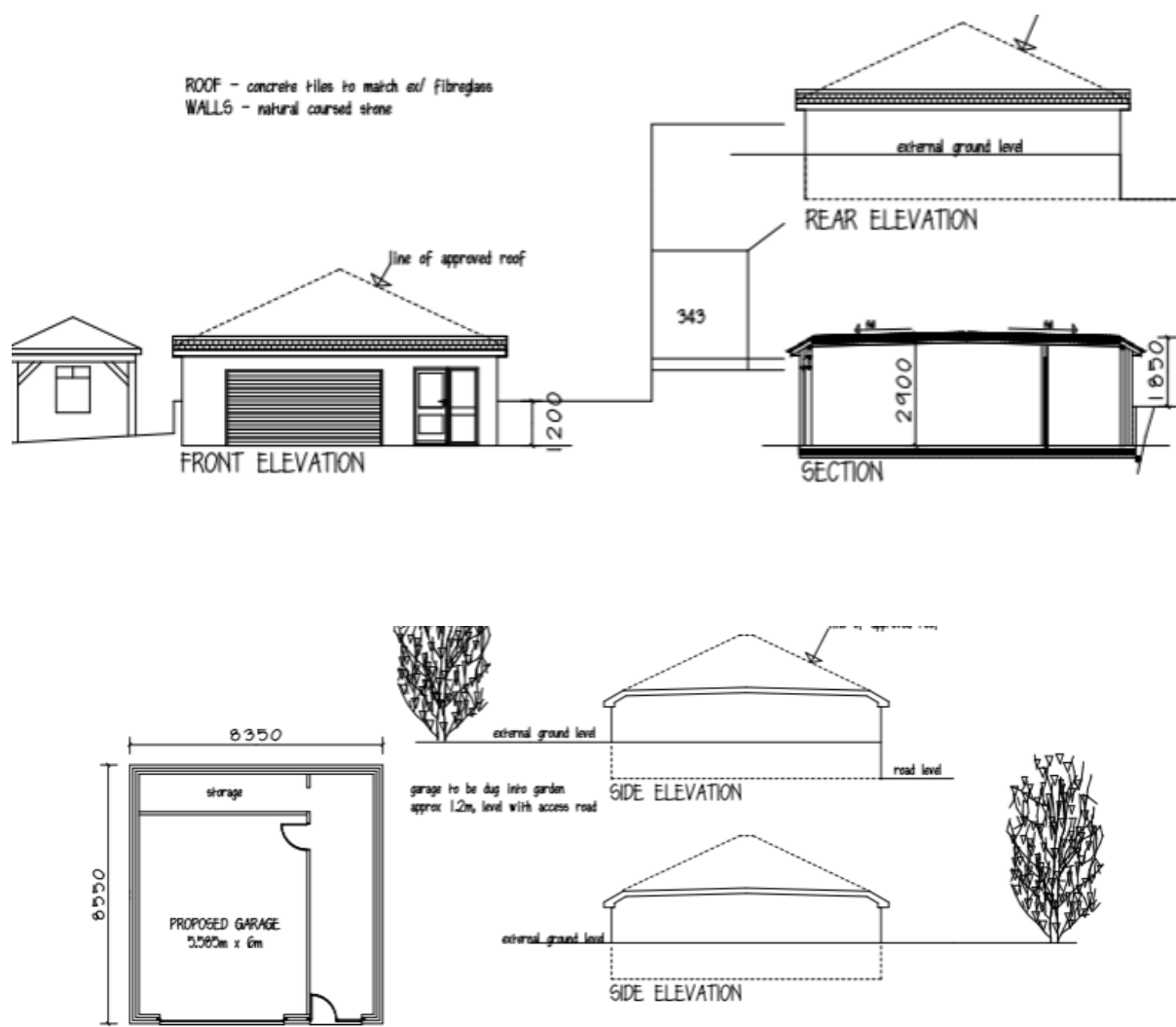
The site slopes to the south and east, with the neighbouring bungalow number 345 located adjacent at a lower level set well back away from the adjoining boundary, also with a large

front garden area. There are properties to the east of the site which back onto the front garden located on Croft Drive. These properties and gardens are set at a much higher level than the site. This boundary is bound by a row of conifers.

Work has already commenced on the scheme that was eventually refused and dismissed at appeal but has not been completed.

Proposed Development

The application seeks approval to vary the plans approved under application 2021/1175 by changing from a hipped roof to a very shallow, almost flat, pitched roof as shown in the plans below:



All other aspects of the development will remain as previously approved.

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

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and 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

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.

In relation to garages and outbuildings, the SPD states:-

Detached garages should relate sympathetically to the main dwelling in style, proportions and external finishes. In most cases, it will not be appropriate for a garage to be sited between the house and the road.

Detached garages should be single storey structures and the eaves height should not normally exceed 2.5m from ground level. It is not considered appropriate for detached garages to include dormer windows as a way of accommodating rooms in the roof space but in some circumstances (e.g. where the garage is set within a large curtilage) it may be possible to utilise the roof space for ancillary accommodation/storage but not as an annex/granny annex. Where the privacy of neighbouring residents would not be compromised it may therefore be possible to install roof lights.

Consultations

Highways – No objections

Neighbours

Comments have been received from 2 neighbours who have not raised any specific objections to the scheme

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/alterations to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

The SPD states that detached garages should be single storey structures and the eaves height should not normally exceed 2.5m from ground level. It is not considered appropriate for detached garages to include dormer windows as a way of accommodating rooms in the roof space but in some circumstances (e.g. where the garage is set within a large curtilage) it may be possible to utilise the roof space for ancillary accommodation/storage but not as an annex/granny annex. Where the privacy of neighbouring residents would not be compromised it may therefore be possible to install roof lights.

In terms of the impact on surrounding properties, the site is at a higher level than the adjacent bungalow at no. 345. However, there is an approximate 16m gap between the front of this property and the side elevation of the garage. Given the side elevation would be blank this distance, even with the change in levels, would be consistent with the space standards guidance between dwellings contained within the SPD.

In terms of the properties off Croft Drive, these neighbouring properties are at a higher level and, with the conifer hedge being proposed to be retained, will predominantly only see the roof of the dwelling. No rooflights are proposed.

341 Darton lane is to the east of the site but it has its principal windows facing away from the development and given the distance to the garage, they would not suffer any significant loss of light or privacy..

Due to the nature and positioning of the proposal it is not expected to cause any disproportionate overshadowing, overbearing impact or overlooking which is consistent with the advice in the adopted SPD.

Visual Amenity

Detached garages should relate sympathetically to the main dwelling in style, proportions and external finishes. In most cases, it will not be appropriate for a garage to be sited between the house and the road. It is not usually appropriate for a detached garage to be sited between the house and the road.

Planning permission was granted for a double garage at this plot in 2012 and 2017. However, that garage was set back further west in the plot and had only two garage doors on it. The permission for the garage under 2021/1175 was in the same position as this proposal but had a shallow hip roof to reduce the dominance of the garage

The scheme under application 2022/0496, that was refused and dismissed at appeal, sought to amend the roof approved under 2021/1175 to a pitched roof making it more akin to the design of garage that was refused planning permission under 2020/0622 which was also dismissed at appeal. The change in roof from the shallow hipped roof approved gave the

building a more dominant and prominent appearance. This was acknowledged by the Inspector who commented as follows:

“Whilst not significantly so, the proposed roof design through the amended plan would increase the height of the garage as it was approved and accordingly increase its prominence. This would, due to its scale and siting, compete for visual dominance in the plot with the host dwelling and subsequently disrupt the host building to outbuilding relationship of the area to an unacceptable degree. This would harm the character and appearance of the area”

The latest proposal, submitted under this current consideration, would reduce the height of the garage from that approved under 2021/1175. It's scale and bulk would therefore be reduced which would minimise its impact on the streetscene and on the host property. The garage would have the appearance of a slight pitched roof from the front and rear although it would be more or less flat on the top. Flat roofs are not seen as a suitable design feature, especially when seen from the frontage. However, there are a few flat roof features on surrounding dwellings including a flat roof dormer and bay windows to the front of No. 341 and a small flat roof side extension to No. 337. Given the history of the site, the benefits of achieving a reduction in bulk and massing against a suitable design, and the need for the development to be completed, it is considered that the latest scheme is, on balance, acceptable

Highway Safety

The scheme does not affect parking or highways issues. Highways DC did not raise objections to previous applications and have raised no objections to this scheme

Recommendation: Approve subject to conditions