2022/0496
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

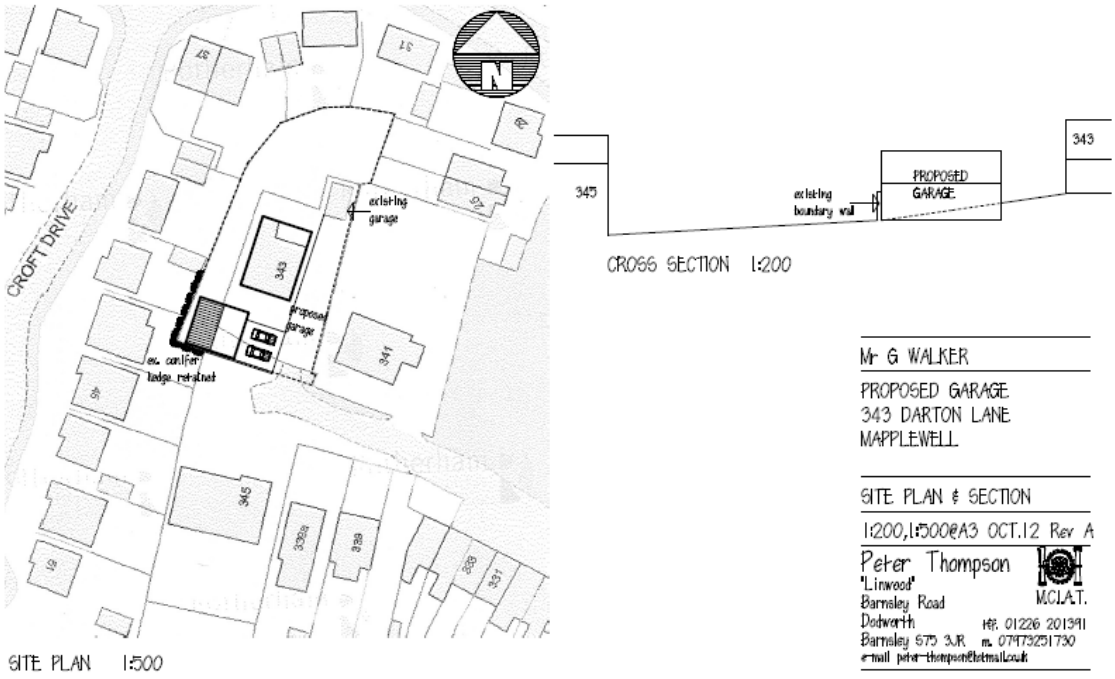
2017/0372 – Erection of detached garage (amended plans) Approved with conditons

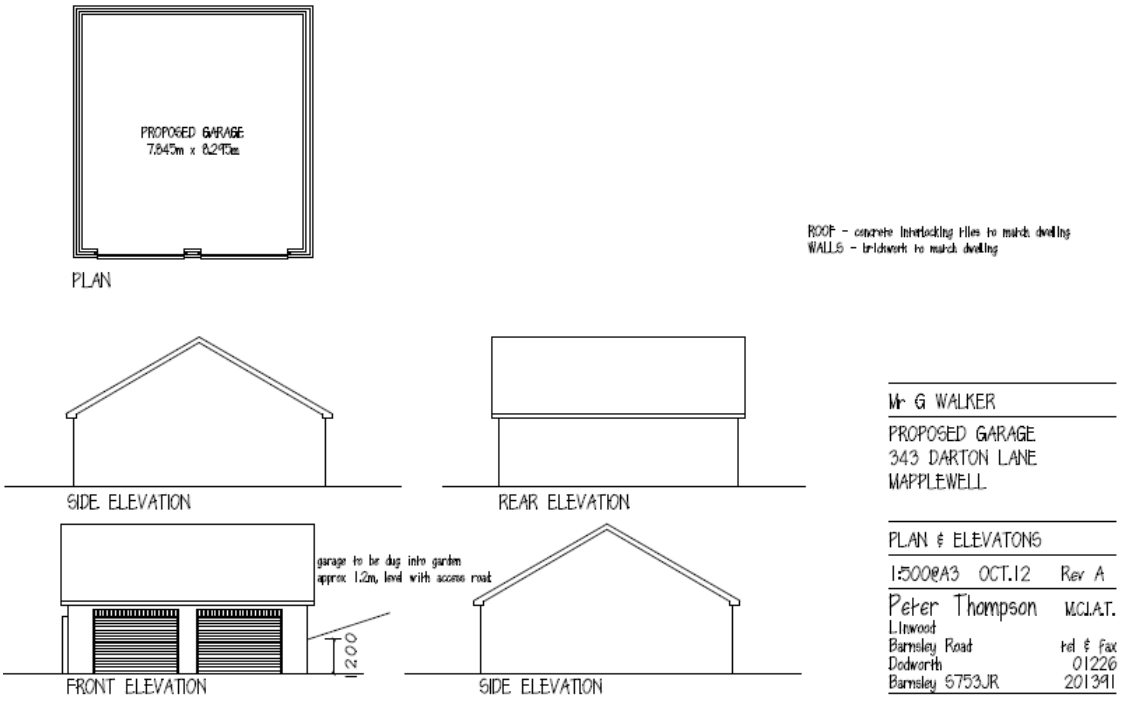
2020/0622 – Erection of detached garage (part retrospectove) – Refused and appeal dismissed.

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

Approved plans for 2017/0372

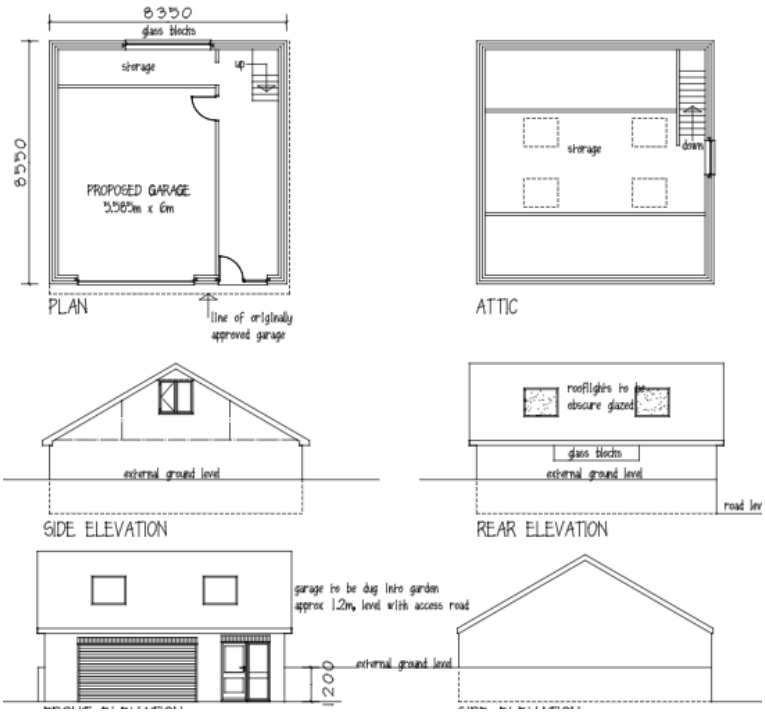
The proposed garage measured 8.5m in width, 8.9m in length, 2.4m to the eaves and 5.2m in total height.

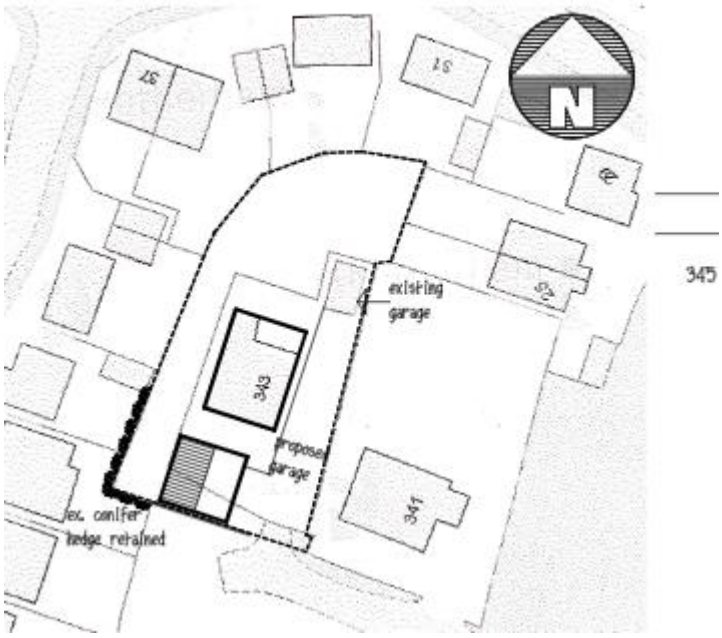




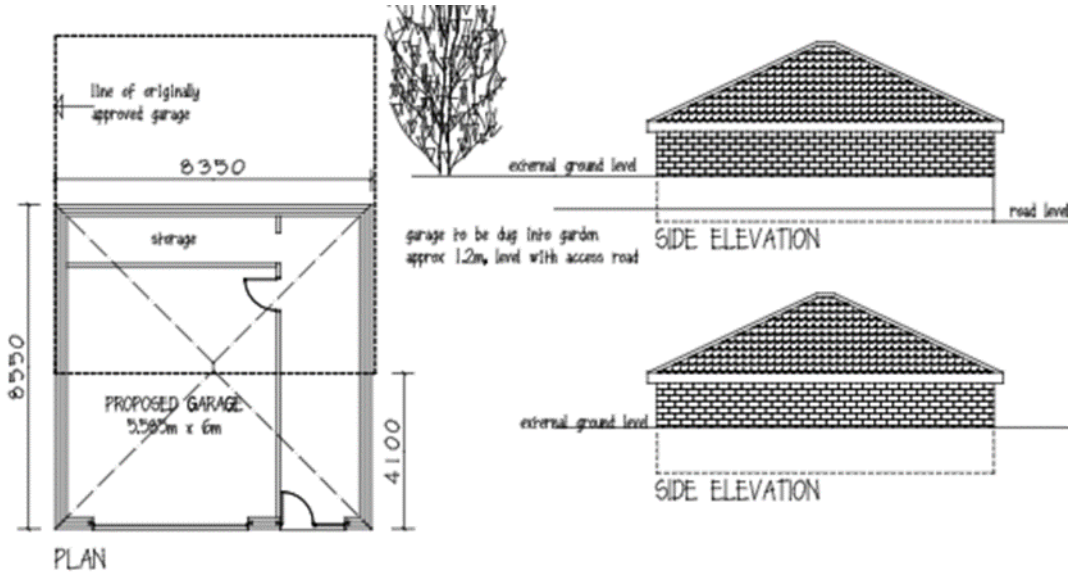
2020/0622 – Erection of detached garage (part retrospective) – refused and appeal dismissed.

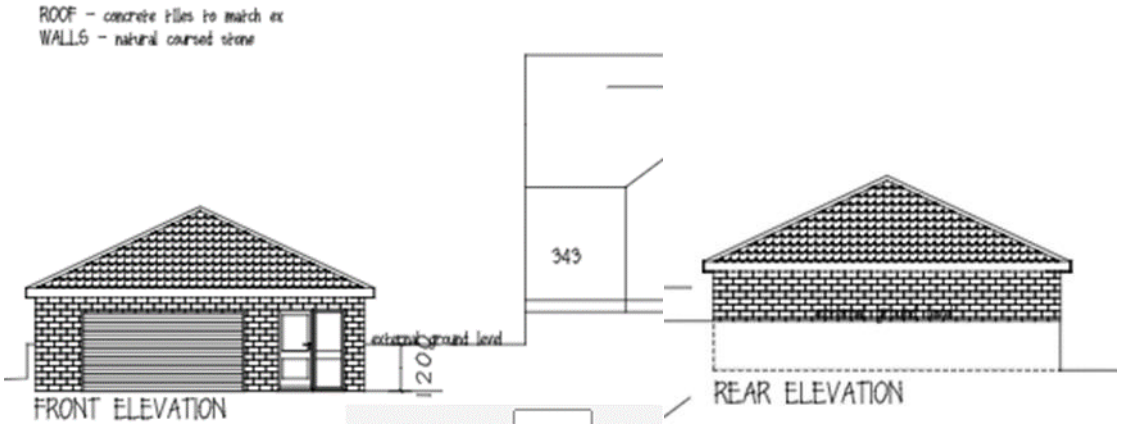
Refused plans under 2020/0622

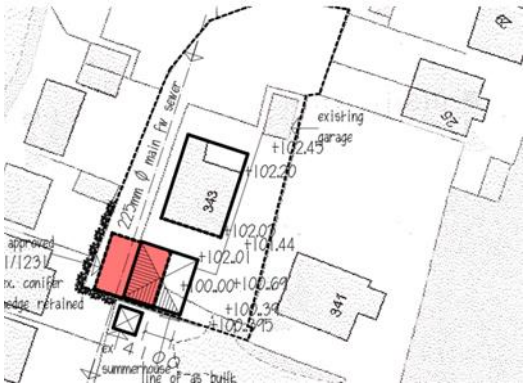


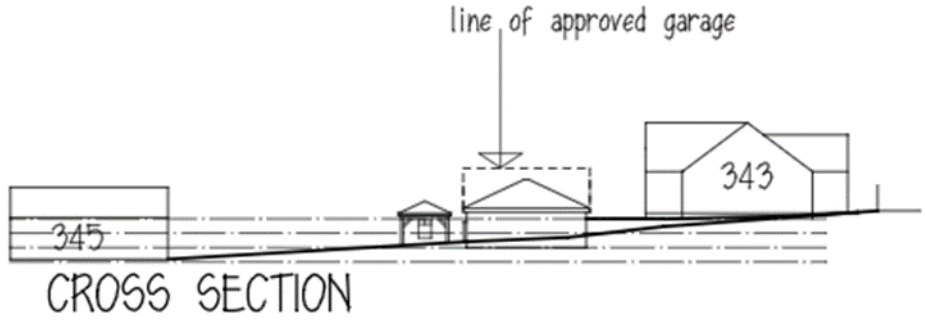


2021/1175 – Approved plans









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.

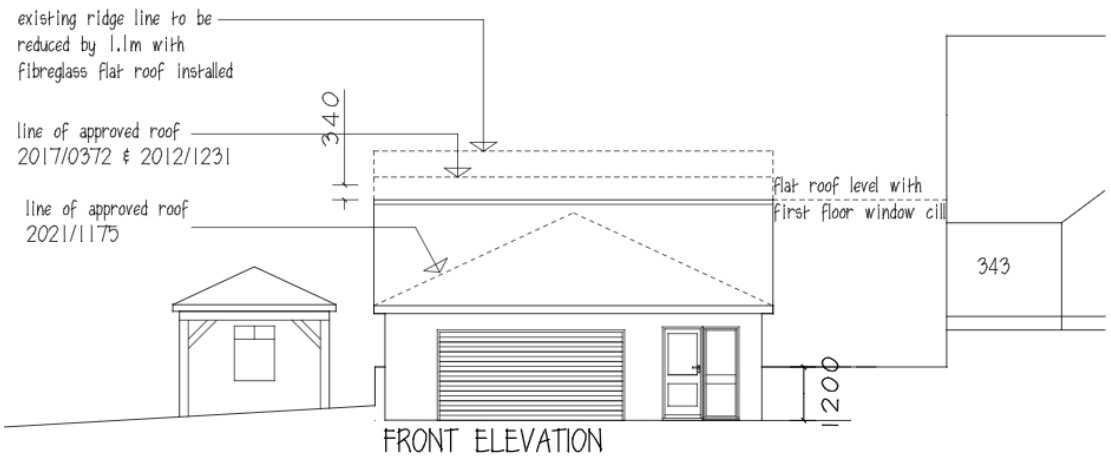


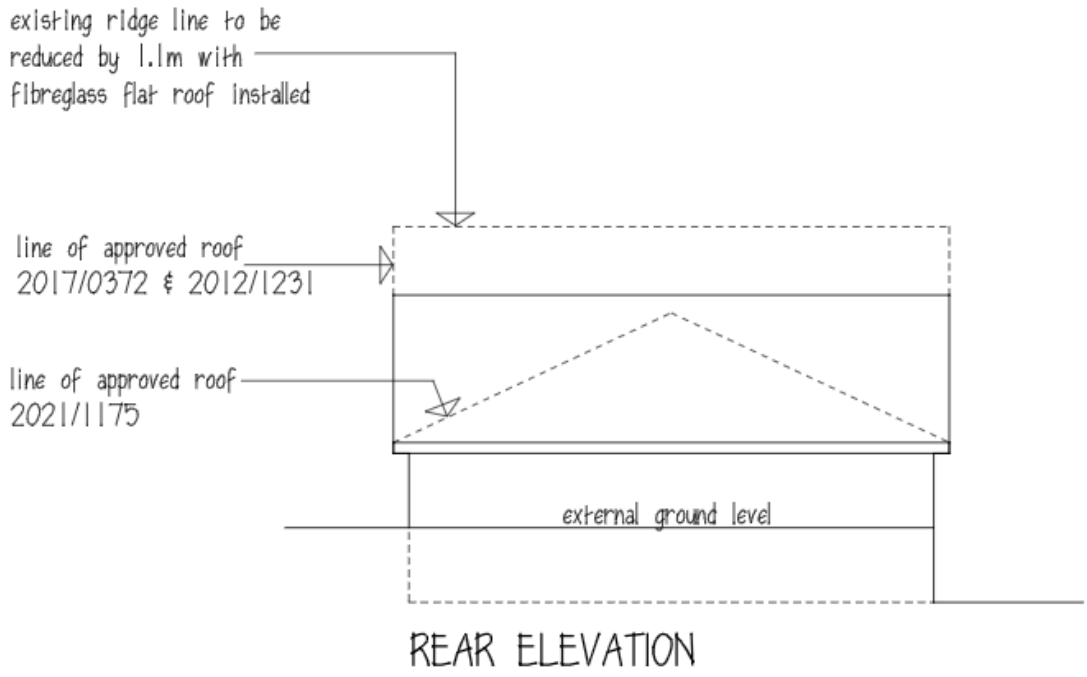


As can be seen from the picture above, work already commenced on the scheme that was eventually refused and dismissed at appeal but has not been completed.

Proposed Development

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





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

Policy Context

Planning decision 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 new Local Plan was adopted at the full Council meeting held 3rd January 2019.

NPPF

Para 134: Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design

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

Objections have been received from 2 neighbours relating to the structure being overbearing, oppressive and dominant

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 current proposal now aims 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 gives the building a more dominant and prominent appearance making it appear more of a small bungalow rather than a double garage.. The approval of 2021/1175 was considered to be at the borderline of what could be acceptable for the proposal and this current scheme goes beyond that. As such, due to its size, design, and scale the proposed scheme results in an over-prominent and dominant structure in the street scene, unsympathetic to the host dwelling or the locality and is therefore contrary to Policy D1 and the SPD on House Extensions and other Domestic Alterations

Highway Safety

Given the existing drive to the side of the property there is probably sufficient room for a car to go into the garage and reverse out onto the drive and then exit the site in forward gear

without having to infringe on the public highway. As such it is considered that the highways implications of the development are minimal and there are no objections on highway grounds.

Recommendation: Refuse