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2024/0950

Mr and Mrs J Clarke

16 Ravenshaw Close, Redbrook, Barnsley, S75 2QS

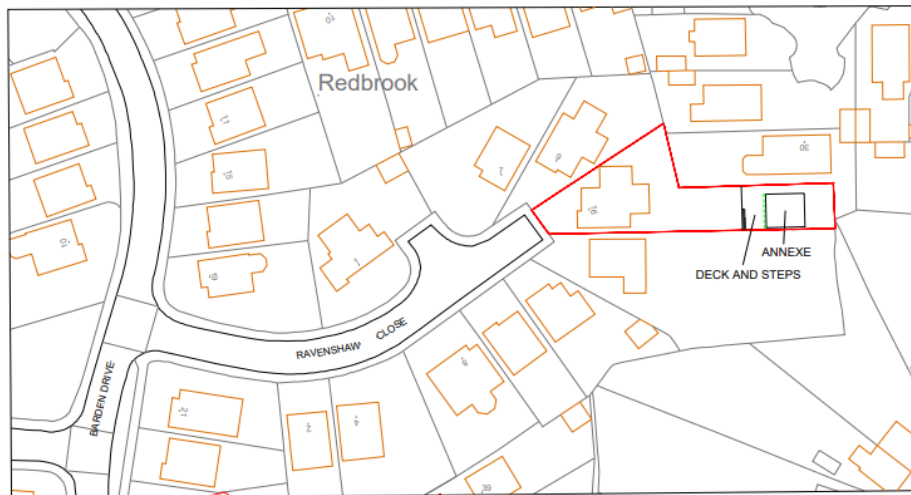
Erection of detached flat roofed annexe and decking in rear garden (Retrospective).

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### Site Description

The application relates to a modest sized plot located at the end of Ravenshaw Close – a residential cul-de-sac characterised by two-storey detached dwellings of a similar scale and appearance. The topography of the surrounding area falls steadily south-to-north.

The property in question is a two-storey dwelling positioned at the end of a cul-de-sac. The dwelling is constructed of pale coloured brick and has a pitched roof with a street-facing gable with brown coloured roof tiles. The dwelling is fronted by a driveway and benefits from an integral garage. To the rear is an existing single storey gable pitched roof extension. The dwelling also benefits from a previously approved two-storey side extension from its north elevation. The rear garden is long and narrow with the ground level steadily rising west-to-east. To the eastern end of the rear garden is an existing single storey flat roof detached outbuilding fronted by a raised decking area. The outbuilding features brickwork to its west elevation with dark grey coloured composite cladding to all remaining elevations. To the rear of the outbuilding are existing sheds. The rear curtilage of the application site is bounded by a mix of vegetation and timber fencing.



## Planning History

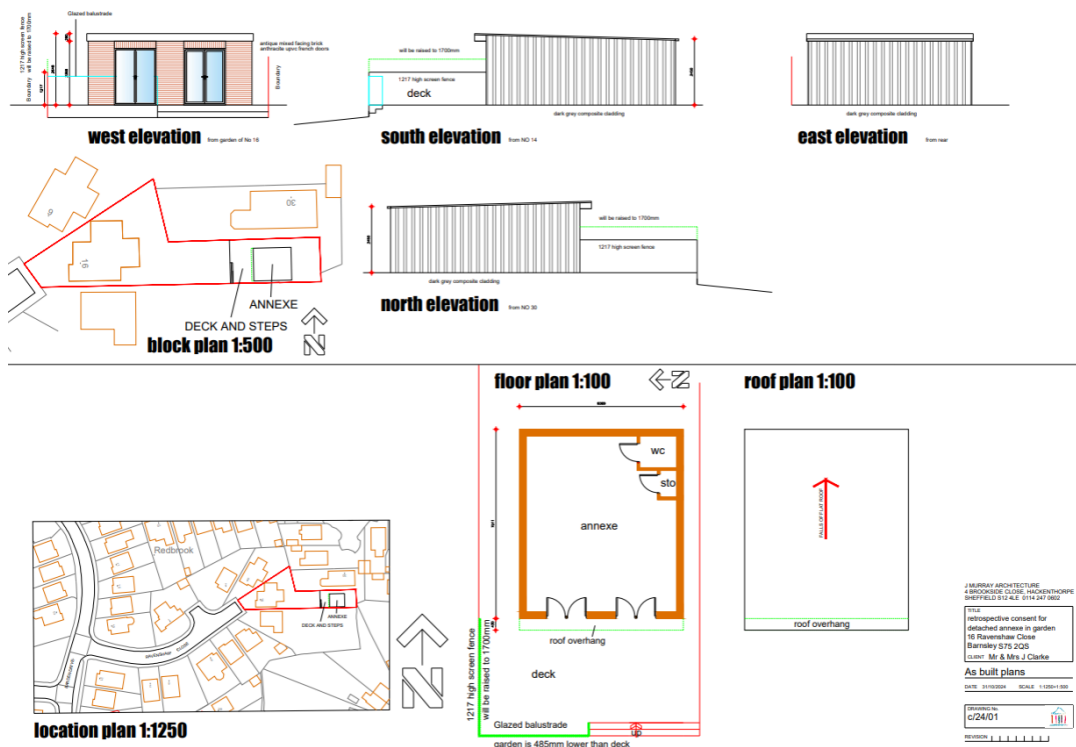
There are three previous applications associated with this site.

1. B/81/0558/DT – Residential Development. – Approved.
2. B/83/1139/DT – Outline for residential development. – Approved.
3. 2012/0567 – Erection of a two-storey side extension to dwelling. – Approved.

## Proposed Development

The applicant is seeking retrospective permission for the erection of a detached flat roofed annexe and the installation of a raised decking area within the rear garden.

The detached annexe measures approximately 6.1 metres x 7 metres and has a flat roof with a total height of approximately 2.7 metres. The annexe has an internal floorspace of approximately 36.3m<sup>2</sup>. The west elevation of the annexe is finished in antique mixed facing brickwork and features two sets of anthracite upvc french doors. All other elevations are finished in dark grey coloured composite cladding. The roof is fibreglass and provides an overhang to west and slopes downwards to the east. An existing slatted timber fence on the northern boundary would be raised to 1.7-metres-high. The existing decking is raised by approximately 0.5 metres and features a glazed balustrade.



## 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 Allocation – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. 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.***
- ***Policy T4: New Development and Transport Safety.***

### Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

### 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 and beautiful places.***

### Other Material Consideration

- ***South Yorkshire Residential Design Guide 2011.***

## Consultations

Planning Enforcement	No response.
Forestry Officer	No objection.

## Representations

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

## **Assessment**

### Principle of Development

Extensions and alterations to a domestic property and the erection of detached outbuildings within domestic curtilages are acceptable in principle if proposals would remain subsidiary and would be of a scale and design which would be appropriate to the host property. Development should also not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

### Residential Amenity

Extensions and alterations to a domestic property and the erection of detached outbuildings within domestic curtilages are considered acceptable if proposals would not adversely affect the amenity of neighbouring properties.

The retrospective development is positioned to the south of 30 Stanbury Close – a neighbouring dwelling that is set below the garden level of the application site and which has an eaves height that is broadly in line with the height of existing boundary fencing. The development is positioned forward of a habitable room window at the easternmost side on the south-facing elevation of the neighbouring dwelling. The westernmost window serves a non-habitable room and is obscure glazed. There is a set in from the north and east boundary lines. Therefore, whilst some overshadowing could occur, any potential impact would likely mostly be limited to the application site. Any potential impact that could be experienced by the neighbouring dwelling is not considered to be significantly detrimental as it would only likely impact a blank wall or a secondary non-habitable room window. Additionally, the occupant(s) of 30 Stanbury Close were notified and no objections were received. This weights moderately in favour of the development.

There are no windows located on the north, east or south-facing elevations of the development. The glazed french doors on the west elevation face into the application site and away from surrounding neighbouring dwellings. The raised decking area adopts a relatively modest height that ties into the existing slope of the garden. Additional privacy screening has been erected adjacent to the northern boundary line and it is proposed that its height would be increased to further mitigate any potential impact. Whilst some overlooking could occur, any potential impact is likely to be to a similar degree as before the development because of existing level differences. The additional mitigation measures proposed are considered sufficient to avoid significantly detrimental impacts. Moreover, the existing boundary fencing could be increased in height up to two metres from ground level, under permitted development rights, if required. Additionally, the occupant(s) of 30 Stanbury Close were notified and no objections were received. This weights moderately in favour of the development. The existing boundary vegetation along the southern boundary line would avoid any overlooking or loss of privacy impacts to the rear curtilage of 14 Ravenshaw Close. This therefore weights moderately in favour of the development.

The retrospective development does not result in reduced levels of outlook significantly beyond any existing level of impact. This weights moderately in favour of the development.

The retrospective development does not cover a disproportionate amount of the rear garden and the internal floorspace of the development complies with the design guidance of the House Extensions and Other Domestic Alterations SPD. It is understood that the development is currently being used for ancillary recreational purposes, but there is a desire for the option for it to be used as a residential annexe to accommodate an elderly relative to be available, if required. The annexe use would remain ancillary to the main dwelling with some reliance maintained and shared facilities, including vehicular parking and garden space.

Considering the above, the use of the development as a residential annexe is considered acceptable in this instance. If approved, the development will be subject to conditions which require the annex

to remain ancillary, to be used by the same family occupancy and one which prevents it being used, sold or rented as an independent dwelling or separated planning unit at a later date.

*The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.*

### Visual Amenity

Extensions and alterations to a domestic property and the erection of detached outbuildings within domestic curtilages are considered acceptable if they would not significantly alter or detract from the character of the street scene. Proposals should also sympathetically reflect the style and proportions of the existing dwelling.

The retrospective development is located within the rear garden of the host property and is not visible from the surrounding public realm. It is not disproportionately sized, and the external materials used are generally sympathetic to the appearance of existing materials. As such, the development does not significantly alter or detract from the character of the street scene. This weighs modestly in favour of the development.

*The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.*

### Highway Safety

The development is not prejudicial to highway safety. The existing site access and off-street parking provision has been retained. This weighs modestly in favour of the development.

*The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and would be acceptable regarding highway safety.*

### Trees

Trees are located to the south and east of the development in neighbouring curtilages. The Council's Forestry Officer was consulted, and it was discussed that whilst applying retrospectively is not ideal, and undoubtedly there may have been some impact on trees in the vicinity, it is considered that any requirement to carry out additional works could present further harm. It was also acknowledged that there are other existing structures in proximity of the trees, likewise, hardstanding areas have been installed up to and boundary fencing erected on the boundary line. The Forestry Officer therefore raised no objections in this instance.

### Planning Balance and Conclusion

The application relates to a modest sized plot located at the end of Ravenshaw Close – a residential cul-de-sac characterised by two-storey detached dwellings of a similar scale and appearance. The topography of the surrounding area falls steadily south-to-north.

The property in question is a two-storey dwelling positioned at the end of a cul-de-sac. The dwelling is constructed of pale coloured brick and has a pitched roof with a street-facing gable with brown coloured roof tiles. The dwelling is fronted by a driveway and benefits from an integral garage. To the rear is an existing single storey gable pitched roof extension. The dwelling also benefits from a previously approved two-storey side extension from its north elevation. The rear garden is long and narrow with the ground level steadily rising west-to-east. To the eastern end of the rear garden is an existing single storey flat roof detached outbuilding fronted by a raised decking area. The outbuilding features brickwork to its west elevation with dark grey coloured composite cladding to all remaining elevations. To the rear of the outbuilding are existing sheds. The rear curtilage of the application site is bounded by a mix of vegetation and timber fencing.

The application relates to the retrospective erection of a detached and flat roofed annexe alongside the installation of a raised decking area within the rear garden.

The development is likely to continue to have a limited impact regarding overshadowing, overlooking and loss of privacy and reduced levels of outlook. It is proportionately sized and is constructed of generally sympathetic materials. It is understood that the development is currently used for ancillary recreational uses, but there is a desire for the option for it to be used as an annexe to accommodate an elderly relative to be available, if required. The proposed annexe use would remain ancillary to the main dwelling with some reliance maintained. Some facilities would also be shared and would include vehicular parking and garden space. The use of the development as an annexe is considered acceptable in this instance. If approved, the development will be subject to conditions which require the annex to remain ancillary, to be used by the same family occupancy and one which prevents it being used, sold or rented as an independent dwelling or separated planning unit at a later date. As such, the planning balance tilts in favour of the development and this application is recommended for approval.

**Recommendation -  
Approve with Conditions**