

2024/0904

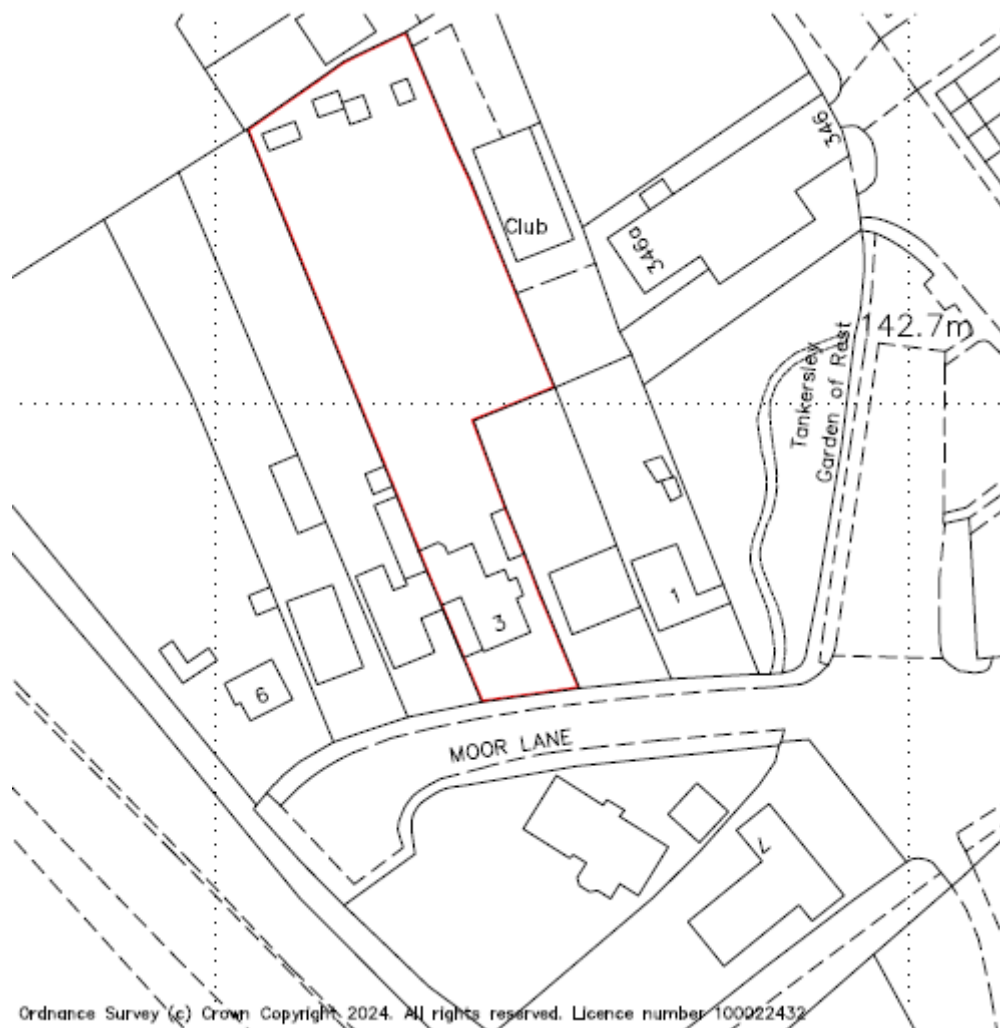
Mr R Brotton

Stoneycroft, 3, Moor Lane, Birdwell, Barnsley, S70 5TZ

Erection of side single storey infill garage extension to dwelling

Site Description

The application relates to a detached dwelling on Moor Lane within the Birdwell area. Access is provided from Sheffield Road to the east of the dwelling. The property is formed from cream render with a red tiled roof. The property provides a large rear garden along with a modest front garden providing parking and turning facilities. A single storey rear extension is located to the north of the property along with a single storey garage to the northwest. Surrounding properties are detached and characterised by large gardens. Materials vary between brick and render. Hipped roofs characterise the street scene.



Relevant Planning History

B/77/2620/WB - Erection of private garage – Historic Decision

B/90/1005/WO - Erection of private garage – Historic Decision

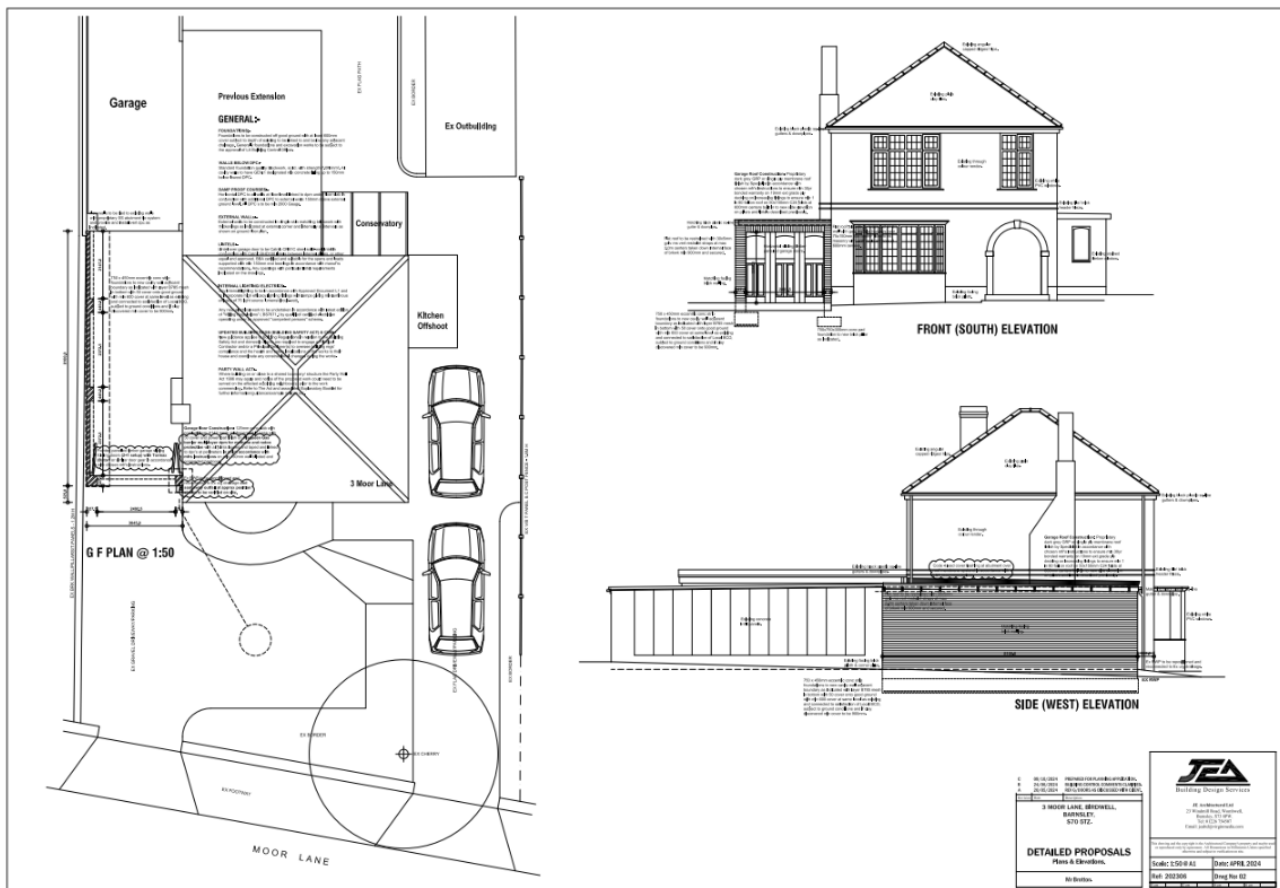
B/91/0365/WO - Planning permission approved on 1st May, 1991 for the erection of two-storey extension to dwelling. – Decision Historic

B/01/1258/WB - Erection of side-attached garage. – Decision Historic

Proposed development

The applicant is seeking permission for a single storey garage extension.

The extension is proposed to the west elevation of the dwelling and to the front of an existing attached garage located to the northwest of the dwelling. The extension would be approximately 3 metres in width with a length of approximately 8.1 metre. A total height of approximately 2.6 metres is proposed to the front elevation of the garage. The garage is set back from the principal elevation of the dwelling by approximately 0.5 metre. A horizontal sliding timber panel garage door is detailed to the front of the garage. A flat roof is proposed along with matching materials.



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 D1: High Quality Design and Place Making.***
- ***Policy GD1: General Development.***
- ***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.***

Consultations

Highways DC and Tankersley Parish Council were consulted on this application. No comments were received from Tankersley Parish Council. Highways raised no objections to the proposal.

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 in a domestic curtilage are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would 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 are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

The proposed extension would be erected to the east of neighbouring 4 Moor Lane and given the topography of the land, would be on a higher level by approximately 1 metre. No windows are detailed to the west elevation of the garage preventing any overlooking issues. Given the proposal is single storey, it is not considered to be of an overly overbearing nature, nor will it reduce neighbouring levels of outlook.

No objections have been received.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. 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 are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling,

The House Extensions and Other Domestic Alterations SPD states that a side extension should reflect the design of the existing dwelling in terms of roof style, pitch, materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling).

The extension benefits from a setback of approximately 0.5 metres. This is in line with House Extensions and Other Domestic Alterations SPD. Although a flat roof is often avoided, on this occasion it would facilitate the continuation of the existing garage and would allow the property to remain symmetrical with the flat roofed extension on the east elevation of the property. Furthermore, the setback allows for the extension to have a less dominant impact on the existing principal elevation.

Although the proposal does not provide a set in of 1 metre from the boundary, the site already provides a garage extension within 1 metre of the boundary and the proposal would be a continuation of this.

Matching materials have been detailed which prevents any detrimental effect to the character of the street scene.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

No increase in bedroom facility is proposed and the proposal will not result in the loss of parking facility. Sufficient parking facility will be maintained within the site of the property by way of two existing driveways. No objections were raised by Highways.

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

Recommendation

Approve with Conditions