

Mrs Shelley Cameron

Erection of detached log cabin outbuilding to front of dwelling to create a BBQ hut

2 Martin Lane, Blacker Hill, Barnsley, S74 0RX

Site Description

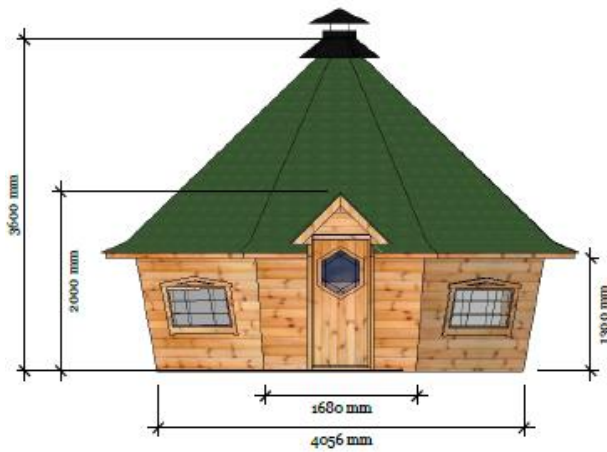
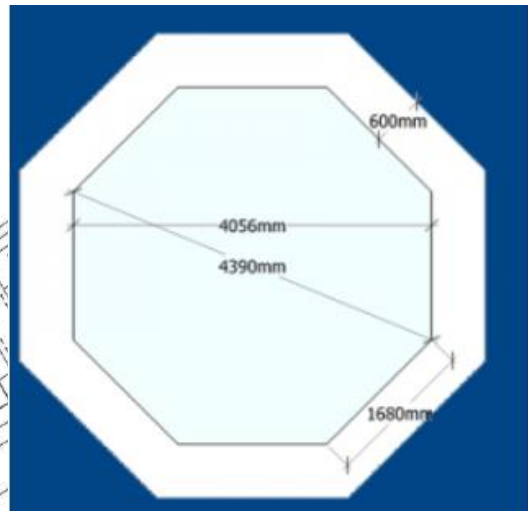
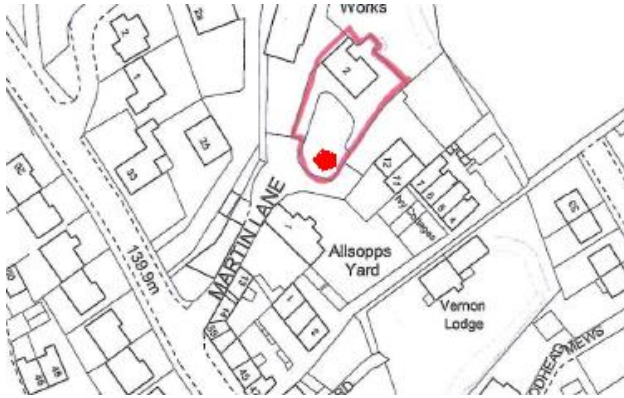
The application relates to a detached 2 storey dwelling located at the head of Martin Lane in Blacker Hill, located in a backwater position. Martin Lane is accessed from Wentworth Road and is a single track serving a small number of dwellings and a warehouse/works building. The majority of the garden area serving the property is located to the front (South) of the dwelling. The garden already accommodates a number of garden paraphernalia including a shed, greenhouse, play frame and gazebo.

To the North of the dwelling are fields with woodland beyond, to the West is the warehouse building with associated yard area, to the East, South and South West are neighbouring dwellings and their associated garden areas and outbuildings/garages.

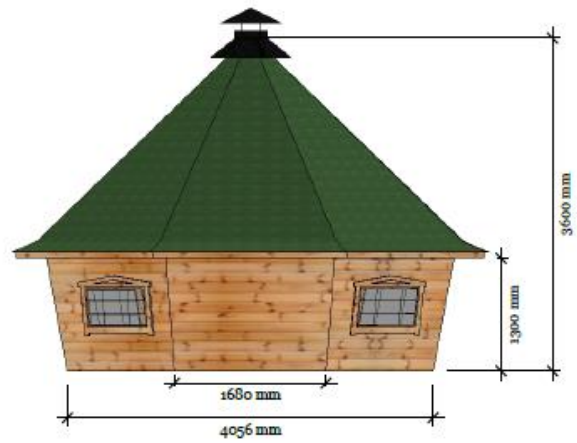


Proposed Development

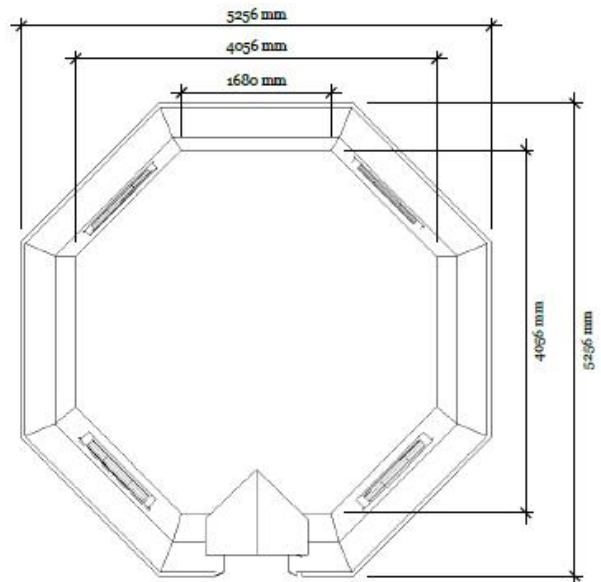
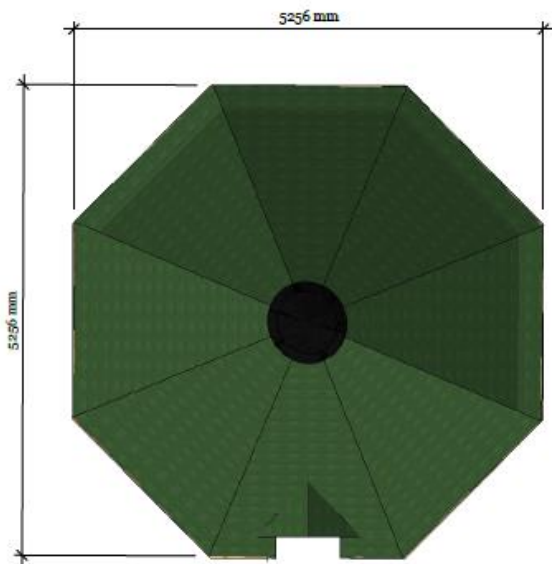
The applicant seeks permission to position an octagonal timber cabin within their front garden area. It would be positioned in the South Eastern corner of the garden. The cabin measures a total of 5.2m wide and 5.2m deep (including the overhang from the roof) the footprint measures 4m x 4m. The roof measures 3.6m high with a modest eave's height of 1.3m. The cabin is to be used for BBQ's/log burners so there is a centrally placed chimney which exits at the highest point of the roof.



Front View



Rear View



Policy Context

The part of the site subject to the application is allocated as Urban Fabric in the Local Plan. The following Local Plan policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

SPD's

Supplementary Planning Document (SPD) – ‘House Extensions and other domestic alterations’ sets out 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 proposals for should:

- I. Be of a scale and design which harmonises with the existing building
- II. Not adversely affect the amenity of neighbouring properties
- III. Maintain the character of the street scene and
- IV. Not interfere with highway safety.

NPPF

The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraphs of particular relevance to this application include:

Para 126 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. 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.

Consultees

Reg Services – Initial concerns with type of burner and fuel but no objections following additional information

Air Quality Officer – Initial concerns with type of burner and fuel but no objections following additional information

Representations

Notification letters were sent to surrounding properties. No comments or representations were received.

Assessment

Principle of Development

The site is allocated as Urban Fabric within the Local Plan, as such, extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

Residential Amenity

The proposed cabin would be located adjacent to the boundary shared with 12 Martin Lane, however, a garage serving number 12 separates the cabin from the neighbouring dwelling and its associated garden areas. Furthermore, the cabin has a modest eaves height of 1.3m and a roof which slopes away from the boundary, as such, it would not significantly increase overshadowing or be an overbearing feature.

There is a dwelling to the South of the proposed location which sits on a lower level and have habitable room windows facing the site. However, as outlined above, the cabin has a modest eaves height and a roof which slopes away from the boundary. In addition, it would be

orientated to the north of that dwelling and the boundary treatment and garden vegetation would separate the two sites, as well as an access drive.

The cabin would have some windows facing neighbouring boundaries, however, these would be at a low level and the majority of the views from the cabin would be obscured by boundary treatments, vegetation, and outbuildings both belonging to the applicant and neighbouring residents, as such, privacy levels would be maintained.

The cabin would create some additional noise and disturbance within that section of the garden as it could be used during the evening and in inclement weather, however, there are already covered seating areas close to the proposed site and given its size it is unlikely to result in excessive noise and disturbance beyond what would be reasonably expected within a garden area.

Given the cabin incorporates an internal BBQ/burner area and a central chimney there was some concern from the Regulatory Services Officer and the Air Quality Officer regarding the fuel to be burnt and the type of burner proposed given that the whole of Barnsley is designated a Smoke Control Zone. However, after some exchanges with the applicant they are now satisfied that the applicant is well aware of the restrictions and has research acceptable fuel options, as such, they have raised no objections to the proposal.

Visual Amenity

The proposed cabin is an unusual design given its shape, eaves height and roof pitch. It is also uncommon for such structures to be within the front garden of the property. However, the application property has the majority of its amenity space to the front and the garden already accommodates numerous structures and outbuildings. It should also be noted that the application property is within a relatively backwater position, set back from Wentworth Road and surrounded by existing houses and a warehouse, as such, views from public vantage points to the dwelling are relatively limited.

The cabin would be located relatively close to the front boundary of the property but some views from Martin Lane and neighbouring properties would be obscured by existing boundary treatments, vegetation and outbuildings. It would also be viewed against the immediately adjacent, neighbouring garage as well as the host property and neighbouring properties.

The cabin is also relatively modest in size and comparable to existing outbuildings and sheds within the immediate area, as such, despite its unusual appearance the materials and size would sit comfortably within the garden area and its immediate predominantly residential setting.

As such, given the location of the application property and the setting of the cabin, the visual amenity of the area would be maintained to a reasonable degree, in accordance with Local Plan Policy D1 and the SPD. It should be noted that this cabin would not set a precedent for similar outbuildings to the front of neighbouring dwellings as each case should be assessed on their own merit.

Highway safety

The existing parking and manoeuvring facilities would remain unchanged.

Conclusion

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Approve – subject to conditions