

2024/0506

Mr James Makings

Hunger Hill Farm, Haigh Head Road, Hoylandswaine, Barnsley, S36 7LY

Erection of detached double garage

Site Description

The dwelling is a detached bungalow located in Hoylandswaine. Haigh Head Road is set within open countryside with the dwelling set back from it and accessed by a driveway. Other residential properties are present to the east with an agricultural building and farmland to the west. There is an existing detached garage present in the street scene at a neighbouring dwelling (The Spires).

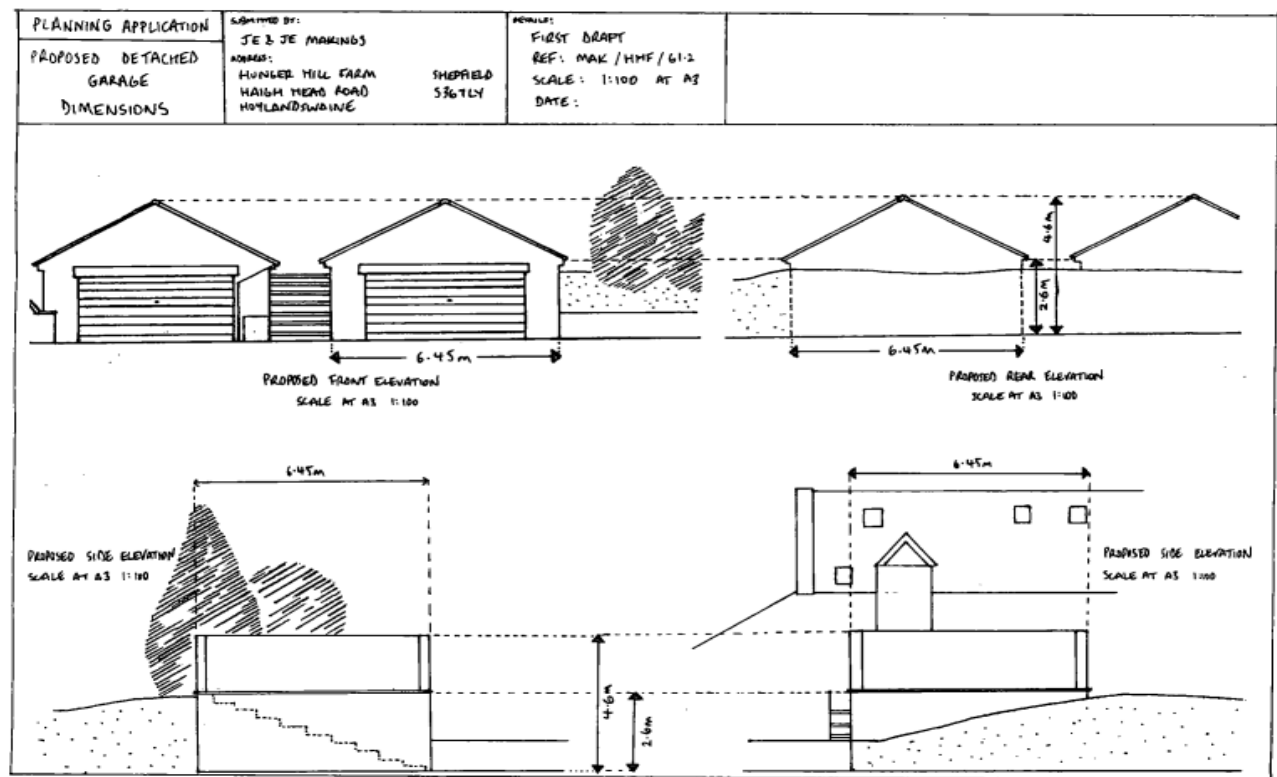
Relevant Planning History

B/77/1579/PU - Erection of bungalow to replace derelict farmhouse

B/79/1864/PU - Erection of 1 no. dwelling and private double garage

B/99/0724/PU - Erection of side single-storey extension

Proposed Development



The applicant seeks approval for the erection of a detached double garage with a length of 6.45 metres and a width of 6.45 metres. The garage will feature a pitched roof with a ridge height of 4.6 metres and an eaves height of 2.6 metres. The materials used will be natural stone and grey hardstone roof tiles to match the adjacent neighbouring garage.

Policy Context

Planning decisions 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 Local Plan was adopted in January 2019 and is also 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 and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 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 – Green Belt

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy GB1: Protection of Green Belt – In accordance with the NPPF, the erection of new buildings within the green belt will be classed as ‘inappropriate’ development with sites in the green belt being protected from such. Exceptions to this are:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries;
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs; and
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land).

All such buildings will still be considered in terms of their impact on the openness of the green belt and whether they cause other harm. In accordance with the NPPF and as set out in GB1, the Council will not allow proposals for 'inappropriate' development in the Green Belt unless it can be shown that there are very special circumstances that justify setting aside local and national policy.

Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt – Provided that it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

- Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces;
- Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building;
- Dividing an existing house to form smaller units of accommodation.

All such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

Supplementary Planning Document: House extensions and Other Domestic Alterations

This document establishes 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 should;

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

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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 sections include:

- Section 12: Achieving well-designed and beautiful places
- Section 13: Protecting Green Belt land

Consultations

The LPA's Forestry Officer was consulted and raised no objections.

Penistone Town Council were consulted and raised no objections.

Representations

Neighbour notification letters were sent to the neighbouring properties, no comments were received.

Assessment

Principle of Development

The site falls within Green Belt as such, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles from the SPD and the following criteria;

- The total size of the proposed and previous extension should not exceed the size of the original dwelling
- The original dwelling must form the dominant visual feature of the dwelling as extended

The proposed garage will remain subsidiary to the host dwelling and is of a scale and design which is appropriate to the host property. The original dwelling will still be dominant. Extensions and alterations to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Impact on the Green Belt

The starting point to assess extensions and alterations for sites within the Green Belt is identifying how the original dwelling stood in 1948, or whenever the house was built, whichever is later. In this case the dwelling was built post 1948 and is not shown on any historical maps. Therefore, given the planning history it is deemed the dwelling was built between 1977 and 1999. The measurements for the dwelling are taken from the 1999 planning application (B/99/0724/PU).

- Original dwelling = 148sqm
- Existing side extension = 29sqm
- Proposed garage = 42sqm
- Original dwelling + existing side extension + proposed garage = 219sqm

As such, with the addition of the proposed garage 100% of the size of the original dwelling is not exceeded and is in compliance with Local Plan Policy GB2. However, permitted development rights will be removed for further development and any new outbuildings or extensions would require a planning application to be submitted.

Visual Amenity

The SPD states that '*materials should normally be of the same type, colour and texture to the existing house or as close a match as possible*'. In this case, the proposed materials will be matching stonework and roof tiles to the neighbouring garage which is in this case is considered acceptable because that is what the garage will be viewed in line with rather than the host dwelling.

The garage utilises a pitched roof which is akin to the neighbouring garage's pitched roof and therefore acceptable. Although not direct matches with the host dwelling this will not detract from the character of the dwelling and the garage is of a typical garage construction.

The SPD states that *“detached garages and outbuildings 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”*. In this case the garage is sited to the southeast of the dwelling which is acceptable given it would be adjacent a neighbouring garage served from the same access.

The proposed garage partially conforms to the SPD in terms of its external materials, roof type and siting, however it will have little impact upon the character of the street scene due to the harmony with the neighbouring garage and the unique layout of Haigh Head Road which is not a traditional street scene. The proposed garage will not be seen as an anomalous feature. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

No objections were received from neighbouring properties. The SPD states that *“detached garages and outbuildings should be single storey structures and the eaves height should not normally exceed 2.5 metres from ground level, whilst the ridge height should not exceed 4 metres”* and *“for double garage proposals a standard floor area size is considered to be 6.5m x 6.5m”*.

The proposed garage has a pitched roof with a maximum height of 4.6 metres and an eaves height 2.6 metres which although is not accordance with the above recommendation is not exceeding it by a large margin and is also in keeping with the neighbouring garage which is of a similar height. With regards floor area the size of the garage is compliant with the above recommendation.

The proposed garage will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing as the dwellings set to that side of the host dwelling are screened by the neighbouring garage. The use of the garage will be conditioned for domestic use only. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Approve with conditions