

2024/0874

Mr Adrian Budusan

68 Canal Street, Barnsley, S71 1LR

Erection of detached garage

Site Description

The application relates to a terraced dwelling on Canal Street. The property is the central of three terraced houses. The property features a pitched roof and is formed from red brickwork. The property provides a rear garden with access which loops around the curtilage of 70 Canal Street from the highway. The neighbouring dwellings are formed from similar materials. The surrounding properties are a mixture of detached, semi-detached and terraced bungalows. Directly opposite the site are terraced and semi-detached three storey town houses.



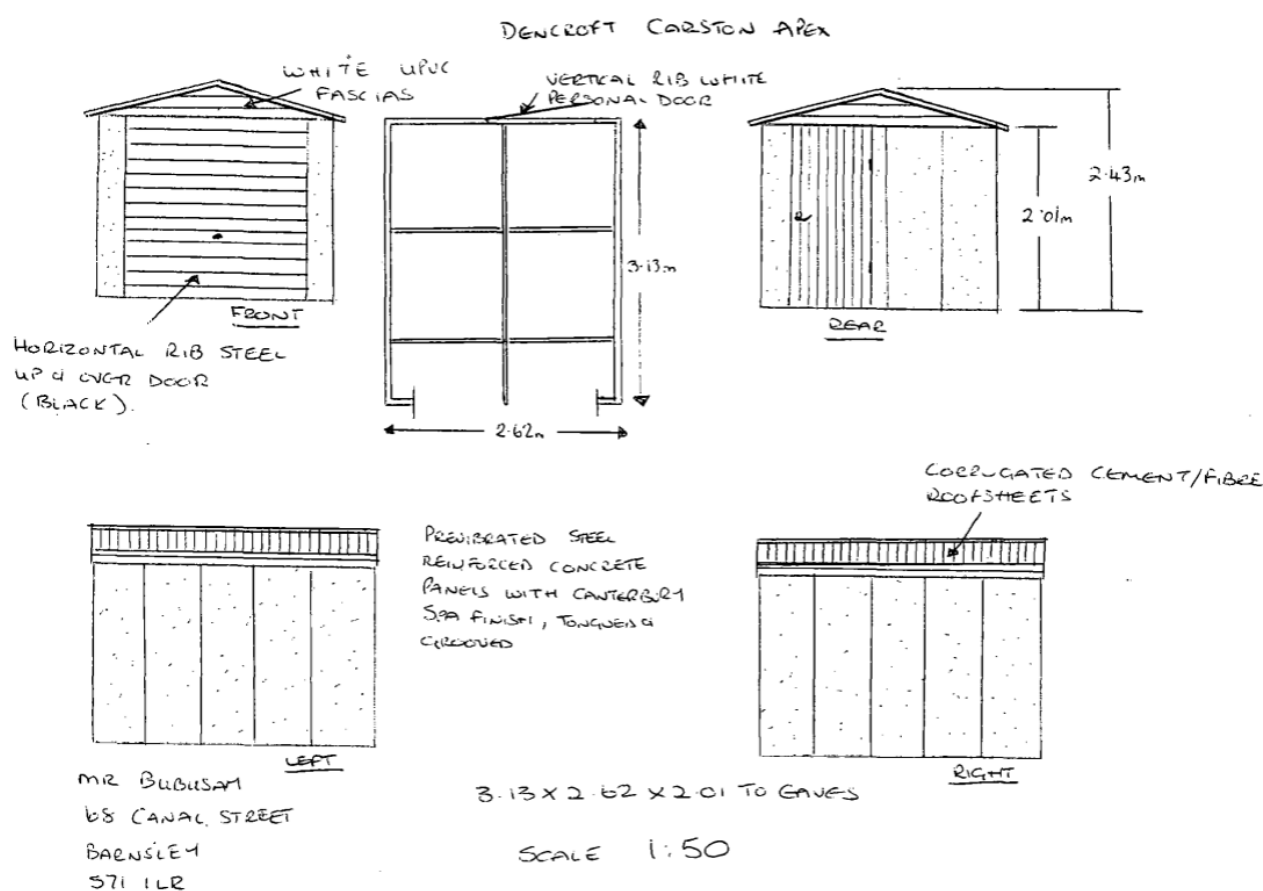
Relevant Planning History

2006/0501 - Residential Development of 60 No. dwellings with associated access road and public open space (Reserved Matters)– Approved subject to conditions

Proposed development

The applicant is seeking permission for a detached garage to the south of the site.

The proposed garage would have an approximate eaves height of 2 metres and an approximate total height of 2.4 metres. A width of approximately 2.6 metres is proposed along with an approximate length of 3.1 metres. A gable roof is proposed utilizing corrugated cement/fibre roof sheets. A black rib steel door is detailed to the front elevation of the building along with white UPVC fascias to the upper. A white door is detailed to the rear of the building. Prefabricated steel reinforced concrete panels have been detailed.



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 places.***

Other Material Consideration

- ***South Yorkshire Residential Design Guide 2011.***
- ***The Town and Country Planning (General Permitted Development) (England) Order 2015.***

Consultations

Highways – No Objection

Representations

Neighbour notification letters were sent to surrounding properties. One objection was made in relation to encroachment from the proposal. Whilst all comments are noted, only those which are material considerations can be taken into account in the consideration of the planning application. Comments made in relation to encroachment are therefore considered non-material. Should any issues arise relating to erection of buildings not on land owned by the applicant, this would be considered a civil matter between the two parties. An informative will be provided within the decision notice relating to this.

Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable

- Significant
- Moderate
- Modest
- Limited
- Little or no

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 building would be erected to the south of 70 Canal Street. The placement of the proposal to the south is acknowledged, however given the proposal has a total height of approximately 2.4 metres, it is considered to have little to no effect in terms of overshadowing. No side elevation windows are present on 70 Canal Street and no windows are detailed to the proposal. Issues relating to overlooking and loss of outlook are therefore not present. As such, this weighs significantly in favour of the proposal.

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.

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.

Although the dimensions of the proposed garage at approximately 2.6 metres by 3.1 metres do not satisfy the required 3 metres by 6.5 metres outlined within the South Yorkshire Residential Design Guide; it is acknowledged the proposed size would be considered acceptable should the proposal be described as an outbuilding. The proposed size of the garage is therefore considered acceptable in this case. The use of materials which do not match the host property is acknowledged, however, because the proposal is less than 2.5 metres in height, the proposal could be erected under permitted development (not requiring planning permission) and is therefore considered acceptable. It would therefore not be prudent to restrict the materials proposed. This therefore significantly weighs in favour of the proposal.

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

The site provides facility for two parking spaces and services a two-bedroom property. The proposal would result in the loss of one parking space, however given the property accommodates two

bedrooms, only 1 parking space is required as per the Barnsley Supplementary Planning Document (SPD) Parking (2019) Table 1. The loss of one parking space due to the proposal is therefore considered acceptable as the dwelling will still be able to accommodate parking in accordance with the adopted SPD.. This weighs substantially in favour of the proposed 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.

Planning Balance and Conclusion

In considering the above assessment, the proposed development is acceptable regarding residential and visual amenity and highway safety. Although some concerns are present with regards to the visual amenity of the proposal in terms of the materials used and the size of the proposal when assessing against the South Yorkshire Residential Design Guide; the proposal could be erected under permitted development and so it would not be prudent to restrict the proposal. On balance, this application is therefore recommended for approval.

Recommendation

Approve with Conditions