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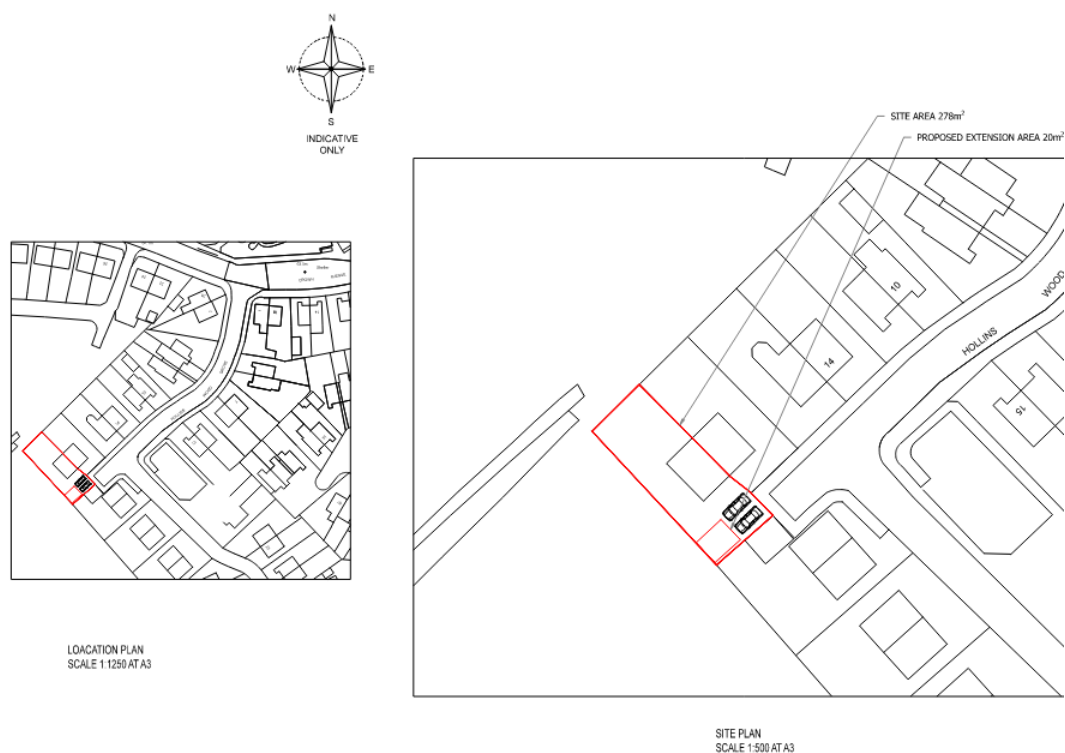
Agent: Mr I Haigh

Erection of detached garage

20 Hollins Wood Grove, Cudworth, Barnsley, S72 8TB

Site Location & Description

The subject property is a semi-detached dwelling sited to the western side of Hollins Wood Grove within a housing estate of similar properties. The property is constructed from red brick.



Location Plan and Proposed Site Plan

Planning History

B/97/1526/CU- LAND AT PYE AVENUE, CUDWORTH, BARNSELY- 15/07/1998

Proposed Development

The applicant seeks permission for the erection of a detached garage sited to the side of the dwelling, fronting the site. The garage would measure 5m in depth, 4m in width and 3.85m in maximum height with a dual pitch roof with eaves of 2.4m. The garage would have a roller shutter door to the front elevation and would be constructed from matching brick to the existing dwelling.

Policy Context

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).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application.

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Consultations

Highways – No objections subject to condition.

Representations

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

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation, however the site and surrounding area is made up principally of housing. Extensions, outbuilding 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 on highway safety.

Visual Amenity

The Supplementary Planning Document for House Extensions states that detached garages should relate sympathetically to the main dwelling in style, proportions and external finishes and that they should be single storey structures with an eaves height not exceeding 2.5m.

The proposed garage is to be located to the east of the dwelling behind the existing parking for the dwelling. Whilst the garage does not conform to the building line of Hollins Wood, the garage would be set back from the road and would not be directly in front of the dwelling. The garage is relatively

modest being 3.85m in maximum height with eaves of 2.4m and would relate well to the original dwelling in in term of design, detailing and construction materials. The neighbouring property has a large, detached garage to the side of their house and as such garages of this style are seen within the immediate street scene.

The garage is considered to be acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making.

Residential Amenity

The proposed garage would be located to the east of the site. To the side elevation there would be a door and to the rear elevation a single window. Notwithstanding the fact the garage would not be considered a habitable structure, there are no properties to the rear to consider and the door to the side is facing onto the subject dwelling and not onto the neighbouring property.

The garage is relatively modest and is not considered to result in a detrimental increase in overshadowing or a loss of outlook of the neighbouring dwelling.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1

Highway Safety

The site is located at the end of a turning head stub off Hollins Wood Grove, a residential cul de sac with a 30mph speed limit, in an established residential area, close to shops, services and facilities which complies with NPPF 9: Promoting Sustainable Transport policies and Barnsley Local Plan (January 2019) Policy T3: New Development and Sustainable Travel which will be acceptable.

The application proposes to provide a detached garage located off the turning head stub from Hollins wood Grove. Access to the site would be provided over the existing dropped kerb footway crossing which provides access to the existing parking for the dwelling.

Barnsley Supplementary Planning Document Parking (2019) requires that 1 parking space is provided for a 2 bedroom dwelling and 2 spaces are provided for a 3-4 bedroom dwelling. Revised drawing MWH001 004 A Proposed Plans shows the size of the proposed garage has been reduced to provide external dimensions of 5.0m x 4m which does not comply with the South Yorkshire Residential Design Guide (SYRDG) B.1.1.23 which requires that single garages have internal dimensions of 3m x 6.5m to be considered as a parking space, however, the reduction in the length of the garage allows for a 6m forecourt length which will allow 2 cars to be parked on the forecourt outside the garage which will comply with Barnsley Supplementary Planning Document (SPD) Parking (2019) Table 1 which requires that 2 parking spaces are provided for a 3+ bedroom dwelling and will be acceptable.

The proposed provision of the garage will be unlikely to impact upon highway safety or the local highway network and I would therefore offer no objection to this application on highway grounds.

Recommendation

Approve with conditions