

2022/0720

Mr Joseph Douce

Conversion of outbuilding to form granny annexe

56 High Street, Great Houghton, Barnsley, S72 0AS

History

90/0722 – Erection of 2 dwellings (outline) - Refused

Description

56 High Street is a stone built end terraced dwelling which appears to have been formerly two properties. The property has a two storey flat roof side extension and a detached stone built outbuilding within the rear garden, facing onto the access road. The property has the benefit of a driveway and ample parking to the side/rear.

The property has a long rear garden which extends to the adjacent playing field set to the north. The applicant's dwelling and garden is set within Urban Fabric and the land to the rear of the garage is allocated as Greenspace/Allotment site within the Local Plan, however it appears to be used as garden area rather than allotment land. The attached property, number 54 has a similar long rear garden which is set adjacent to the allotment site known as Noblesfield Allotments. The adjacent property, number 62 to the west is a bungalow. Along the western boundary of the garden area is a large farm building used in connection with Hawthorne House Farm.









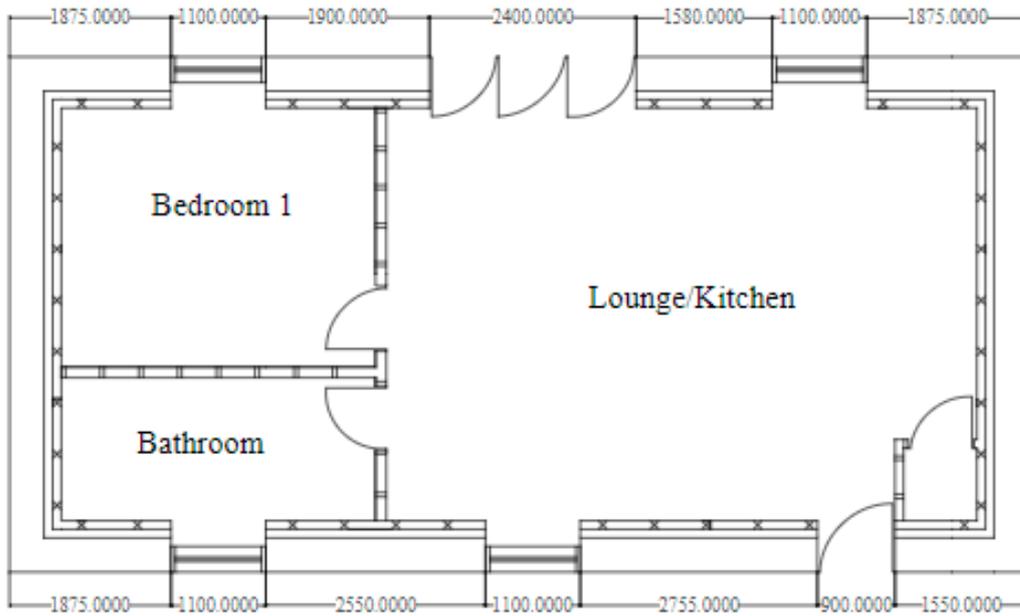
Proposed Development

The proposal includes works to convert the existing stone-built outbuilding, which is set within the rear garden of number 56 into a granny annex which will be used in association with the main house. The overall floor area of the building is approx. 51sqm.

No extensions are proposed to the building, with the exception of the raising of the roof by 200mm in order to allow for insulation. Externally the garage openings are to be infilled with matching stonework and new windows/doors/rooflights are proposed to the front and rear of the building and no windows are proposed to the side elevations.

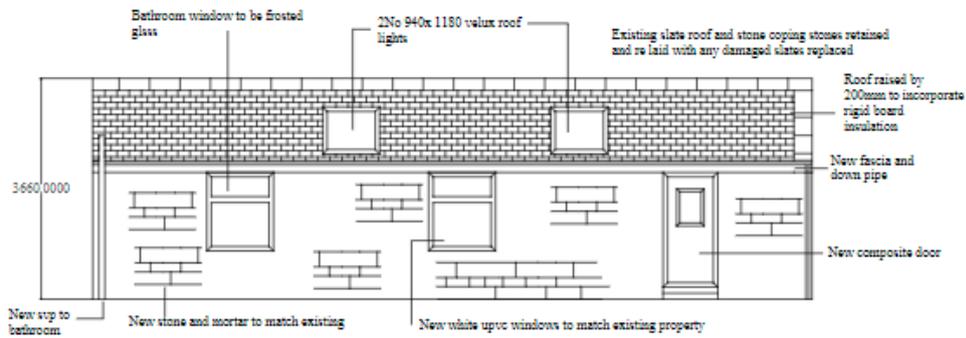
Internally walls will be constructed to form 3 rooms which include a bedroom, bathroom and living/kitchen area. The annex will share the access, parking and garden areas with the main dwelling.

PROPOSED GROUND FLOOR
SCALE 1:50

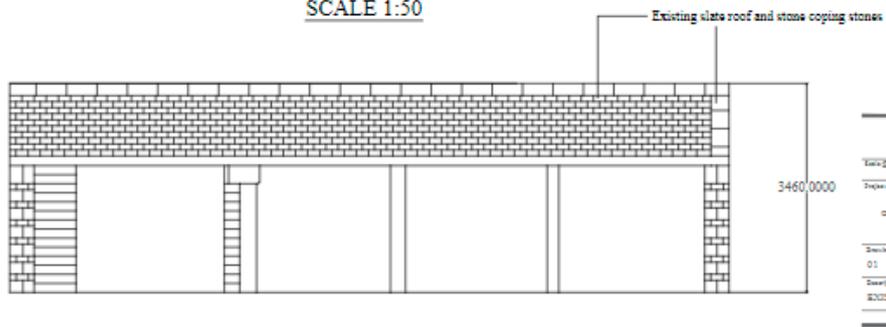


EXISTING GROUND FLOOR
SCALE 1:100

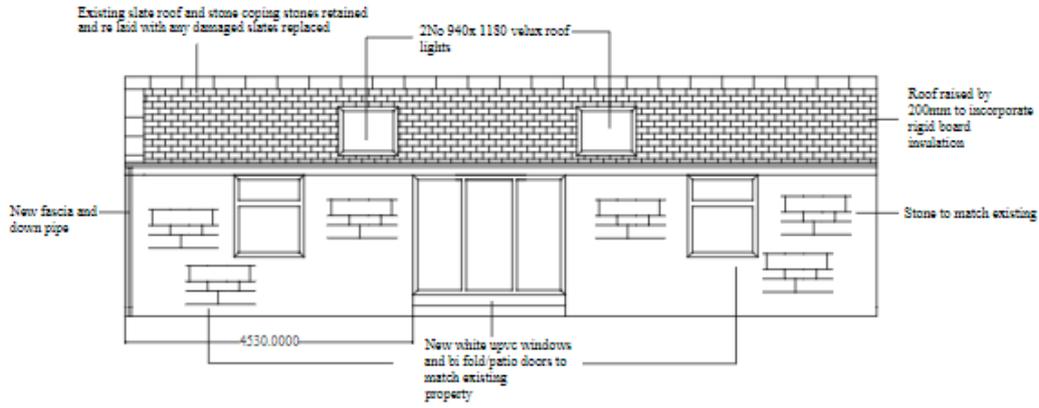
PROPOSED FRONT ELEVATION
SCALE 1:50



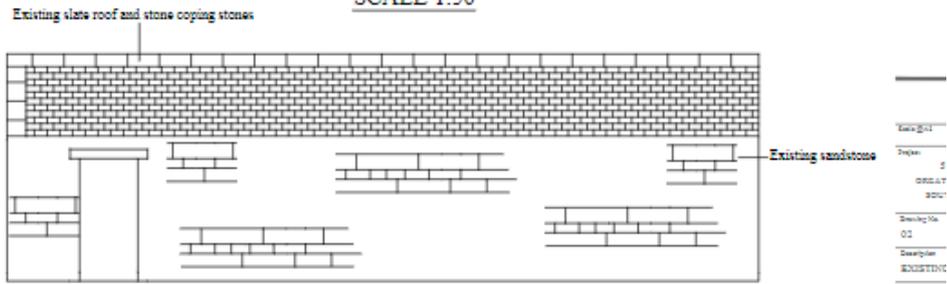
EXISTING FRONT ELEVATION
SCALE 1:50



PROPOSED REAR ELEVATION
SCALE 1:50



EXISTING REAR ELEVATION
SCALE 1:50



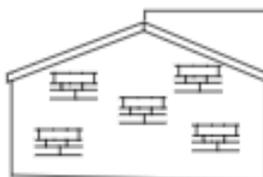
EXISTING SIDE ELEVATION
SCALE 1:100



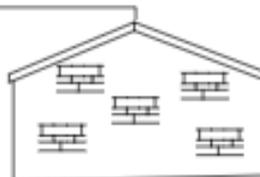
EXISTING SIDE ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



Roof height increased by 220mm to incorporate insulation for thermal performance



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

Local Plan

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

Policy SD1 Presumption in favour of Sustainable Development

When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy GD1 General Development

Proposals for development will be approved if:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;
- They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;
- Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;
- Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;
- Any drains, culverts and other surface water bodies that may cross the site are considered;
- Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- Any pylons are considered in the layout; and
- Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

Policy D1 High Quality Design and Place Making

Design Principles:

Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and
- Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian network;
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;
- Create clear distinctions between public and private spaces;
- Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;

- Make the best use of high quality materials;
- Include a comprehensive and high quality scheme for hard and soft landscaping; and
- Provide high quality public realm.

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

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.

In relation to garages and outbuildings, the SPD states:-

Detached garages 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.

Detached garages should be single storey structures and the eaves height should not normally exceed 2.5m from ground level. It is not considered appropriate for detached garages to include dormer windows as a way of accommodating rooms in the roof space but in some circumstances (e.g. where the garage is set within a large curtilage) it may be possible to utilise the roof space for ancillary accommodation/storage but not as an annex/granny annex. Where the privacy of neighbouring residents would not be compromised it may therefore be possible to install roof lights.

An annex building, often referred to as a 'Granny Annex' may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling, be single storey and in all circumstances it should only have 1 bedroom and no more than 3 rooms in total.

Consultations

Great Houghton Parish Council – No objections
 Highways – No objections subject to condition
 Pollution Control – No objection subject to condition
 Drainage – Details to be checked by Building Control

Representations

The adjacent neighbours, number 54 and number 62 High Street have been consulted via letter. No objections have been received.

Assessment

Principle of development

The site falls within urban fabric which has no specific land allocation. Extensions/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 proposal will result in the conversion of an existing building which is in need of refurbishment. The proposal involves the use of matching materials and as such the proposal is therefore considered to be acceptable in terms of visual amenity and as the building is set back there should be no harm to the street scene in accordance with policy D1 of the Local Plan.

Residential Amenity

The property is set within a large garden area and the outbuilding is existing. The proposed annex accommodation would be formed within the existing building. The proposed windows to the habitable rooms would face over on to the existing dwelling and over garden area to the rear. To the front elevation there would be one central window to the lounge area which would face directly onto the main dwelling with a separation distance of approx 7.5m, which is acceptable as it allows for a close relationship between the annex and the dwelling. The other openings on the front elevation closer to the side boundaries would be an obscurely glazed bathroom window and a door, therefore they would not cause any significant overlooking or a loss of privacy to the adjacent dwellings. The rear windows would look over an existing garden area and there are no residential properties to the rear.

In terms of increased residential activity and impact to adjacent properties, the annex would be used as a granny annex in connection with the existing dwelling and would not be let out or used as a separate residential unit. Any increase in residential activity at the site would be minor as the annex is used in connection with the existing dwelling in accordance with the SPD and policy GD1 of the Local Plan.

In order to protect the existing dwelling, the SPD states:- 'An annex building, often referred to as a 'Granny Annex' may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling, be single storey and in all circumstances it should only have 1 bedroom and no more than 3 rooms in total.'

The change of use of the building would be acceptable in this instance, given that the building has a close relationship with the existing dwelling, it does not occupy a disproportionate amount of garden area, nor has a separate access and would be used in connection with the existing house. Given the close proximity of the annex to dwelling and its backland position set almost centrally within the garden to number 56, it would not be possible to use it as a separate unit in the future. The SPD also requires that annexes should have no more than 3 rooms in total. The proposal has a limited floor area of approx. 51sqm and has only 3 rooms which include a small bedroom, bathroom and living/kitchen area. Given the overall size of the building and that there are no extensions proposed to it, it is felt that the proposal meets the requirements of the SPD. Due to the close relationship of the annex to the main dwelling, a condition should be included to ensure that the building is not to be sold or rented as a separate independent dwelling in the future.

In light of the above, it is therefore considered that the proposal is acceptable in terms of residential amenity. The proposal is considered to be acceptable on balance when measured against the SPD and policy GD1.

Highway Safety

The Highways Officer has no objection to the proposal subject to a condition to ensure that the annex remains ancillary to the main house. The proposal is accessed via an existing entrance, with ample space to turn and park vehicles within the site. The highways implications of the development are minimal and there are no objections on highway grounds.

Recommendation

Approve subject to conditions