

2021/1238

Mrs J Clayton

Erection of detached domestic garage and single storey garden room/gym to rear of garage

12 Castle Drive, Hood Green, Barnsley, S75 3EY

Site Description

The application relates to a large detached dormer bungalow located on a large corner plot (approx. 0.1ha) adjacent to the junction of Castle Drive and Hood Green Road. The site has undergone recent development, with extensions and alterations approved in 2017. The dwelling sits on large plot that benefits from a substantial rear and side garden, with off-street parking provided along the side of the dwelling.

The surrounding area is solely residential, characterised by a mixture of detached bungalows and larger two storey dwellings.



Planning History

2017/0193 – Erection of single storey side and rear extensions and installation of a front dormer window

2020/0934 – Erection of single storey double detached garage set within garden

Proposed Development

The applicant seeks permission for the erection of a detached garage and rear garden room/gym

The garage (previously approved under application 2020/0934) is to measure 8.1m by 8.5m with a height of 2.4m and 4.5m to the eaves and ridge respectively. The rear garden room/gym is to be located on the rear elevation of the garage and measuring 5m by 5m with a height of 2.4m to the eaves and 3.6m to the ridge.

There is no proposed access from the garage to its extension, which access being taken from the garden area.

Matching materials are proposed.

The applicant has commenced development prior to the application being determined.

Policy Context

Local Plan Allocation – Urban Fabric

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised NPPF does not change the statutory status of the development plan as the starting point for decision making.

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted 2000) and the Core Strategy (adopted 2011).

Local Plan Policy GD1 – General 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.

Local Plan Policy D1 – High Quality Design and Place Making supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that 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.

Supplementary Planning Document (SPD) - House Extensions 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:

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.

SPD – Outbuildings and Annexes states that 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.

SYRDG sets out the technical standards for garages and parking spaces.

These policies are considered to reflect policies set out in the revised NPPF, which requires development to be of high-quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Provisions under the ‘Town and Country Planning (General Permitted Development) (England) Order 2015’

Class E of Schedule 2 Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) states that a single-storey outbuilding, which does not take up more than 50% of the curtilage (cumulative) of the dwellinghouse and does not exceed 4m in height can be erected without the need to submit a planning application, provided that it is not forward of the principal elevation (as defined on Page 7 of the GPDO Technical Guidance)

This is an important consideration with this application as it represents a potential fall-back position, whereby a single storey outbuilding can be erected without planning permission, because the Government considers the impact of such development to be modest.

Consultations

Forestry Officer – No comments received

Stainborough PC – No objections

Representations

None

Assessment

Principle of Development

The site is allocated as Urban Fabric in the adopted 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.

Extensions 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.

Residential Amenity

The proposed garage is not located close to boundaries with neighbouring dwellings, the nearest being 10m from the rear of the proposed garage. As such, it is highly unlikely that there will be any adverse effect in terms of overshadowing or overbearing.

Concerns were raised in the previous application that the garage could be utilised as a residential accommodation due to its size, this is also a concern with the inclusion of the

proposed garden room. The approved plans indicate that the garage will function as vehicle storage and as a workshop, uses which are accepted as ancillary to the main dwelling. Given the garages location and the size of the host dwelling, the LPA could justifiably resist any future application to utilise the garage as either an annex or possible dwelling.

A condition was included on the original application requiring written consent from the LPA if the garage is to be used for anything beyond the storage of vehicles and domestic storage; it is considered that this condition will be carried forward given the size of the garage and its garden room and in addition it is also considered prudent to include a condition removing permitted development rights to prevent possible overdevelopment of the site.

Visual Amenity

Generally, outbuildings should not be located between the dwelling and the highway, however, precedence on this site has recently been established with the approval for the detached garage. The proposal will be set in from the side boundary by 2m and 4m from Hood Green Road, with both hard and soft landscaping proposed to provide screening. It has a low roof pitch, is subordinate to the main dwelling and will be constructed of matching materials and both the eaves and ridge height are within the acceptable limits of SPD guidance. When viewed in the design context as the host dwelling, the proposed garage would not appear unduly prominent or out of keeping with the street scene and would not detract from the mixed development pattern of the area.

In addition, planting was proposed as part of the earlier application which has been carried forward as part of this application and a condition requiring its implementation will be included.

It should be noted that the garage and extension development could be erected under permitted development if the height of the garage was reduced by 0.5m. Additionally, due to the large size of the applicant's curtilage, there is potential to erect a significantly larger and less desirable outbuilding (potentially up to 4m in height with a footprint in excess of 100m²) under permitted development rights. As such, it should be weighed up as to what the LPA can and cannot control. Having a proposal with appropriate and enforceable conditions attached is preferable to the alternative and allows the LPA to uphold the design principles in both the Local Plan and NPPF.

Highway Safety

The proposed extension to the garage would not impact on the provision of off-street parking and as such the proposal is acceptable in terms of its impact on the highway.

Recommendation

Approve subject to conditions