
2023/0984

Applicant: Mr Garry Simms

Development: Detached garden room (retrospective)

Address: 45A Shepherd Lane, Thurnscoe, S63 0JS

Site Location & Description

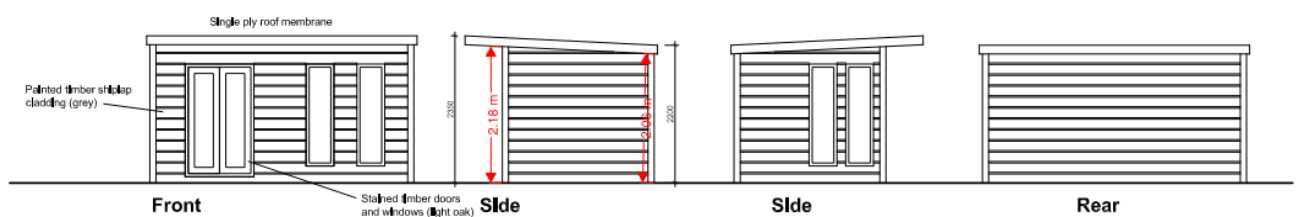
The site is located on Shepherd Lane in Thurnscoe. Shepherd Lane is characterised by a diverse mix of property types. The application site sits between a small bungalow to the south and a row of two storey terraced dwelling to the north. The application site consists of a single storey bungalow set back from the road with a side attached garage and driveway in front. The bungalow is brick built with a pitched roof and a front gable projection to the front which is clad with stone. The property is bound with a brick wall and fencing along with a mix of conifers, trees and hedges located along the front boundary. There is a Grade II listed building located to the south of the site, Hall Farmhouse.



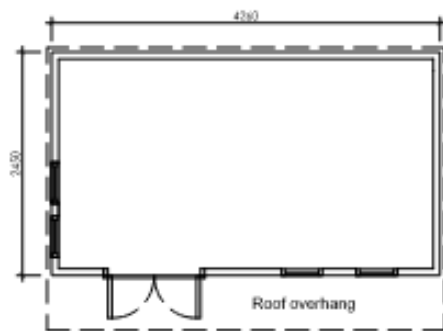
Location Plan 1:1250

Proposed Development

The proposal is retrospective, for a detached garden room within the front garden. The garden room is constructed in timber and measures 4.26m x 2.45m, 2.18m to the eaves at the front and 2.06m to the eaves at the rear. The building has been designed with a flat sloping roof of single ply roof membrane and is clad in grey painted timber shiplap. There are a number of trees along the front boundary which are to remain as part of this application.



ELEVATIONS 1:50



Plan 1:50



Site Plan 1:500

Relevant History

None

Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. .

In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches significant importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 139 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design,

taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Section 16: Conserving and enhancing the historic environment is also relevant.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy HE1: The Historic Environment – Development should conserve and enhance the historic environment.

Policy HE3: Developments affecting Historic Buildings – Proposals should seek to conserve and enhance listed buildings.

Policy T4: New Development and Highway Improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure, and convenient access and movement.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions

Supplementary Planning Document – Parking

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Enforcement – No objections.

Listed Building Officer – No objections.

Representations

None

Assessment

Principle of development

The site falls within urban fabric and the site and surrounding area is made up principally of housing. 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 proposal is retrospective for the erection of a detached garden room within the front garden of the property close to the south boundary. The proposal is for a garden room built close to the southern boundary. The building has a flat roof and measures 2.06m to the eaves at the rear with a sloping roof. Detached buildings should be single storey structures with the eave's height less than 2.5m from ground level. The garden room is not excessive in height, only just over the height we would allow for a boundary fence. For this reason the proposal is not considered to cause any significant loss of nearby residential amenity when assessed against Planning Policy in compliance with Local Plan Policy GD1 and House Extensions SPD and is considered acceptable in terms of residential amenity.

Visual Amenity

The SPD House Extensions and Other Domestic Alterations sets out requirements for outbuildings and annexes. In most cases outbuildings should not be sited between the house and the road. Each application is assessed on the merits of the design, location, and siting of the proposal. This site in particular is unusual in that the rear garden is small, with the front garden providing the majority of the recreational space for the residents. The front garden is bound by a mix of wooden fencing to the side elevations and a brick wall across the frontage. The front garden for the most part is well screened with both existing hedges, trees and large conifers providing a visual barrier from the wider street scene. The garden room is set well back within the front garden and is screened and barely visible from street view.

Shepherd Lane is characterized by a mix of diverse properties of varying height and materials. It is noted that there are a number of wooden outbuildings also visible within Shepherd Lane. It is usual practice for outbuildings to relate sympathetically to the main dwelling in style, proportions, and external finishes. The proposal is clad in grey painted timber with a flat roof which contrasts with the host property and would not usually be acceptable. The fact that other wooden structures are evident within the street scene, and that the proposal is set well back within the garden and is barely visible is advantageous. Considering the existing screening in this instance, the proposal is not considered to appear intrusive and injurious within the street scene in compliance with Local Plan Policy D1.

Listed Building

The site is located close to Hall Farmhouse, which is a Grade II listed building, and as such may impact on its setting. The listed building is located to the south of the site. It is noted that there has been a lot of recent development within the closer setting of Hall Farmhouse which in essence has a greater impact than the proposal. The site is in a location that does not contribute to the significance of the listed building. Furthermore, the proposal appears unobtrusive when viewed from the listed building. The design of the proposal is one of a modern outbuilding akin to the many modern outbuildings within the vicinity and is therefore not expected to change the character of the setting or harm Hall Farmhouse more than the existing buildings. For that reason the proposal is not deemed harmful to the setting of the listed building in compliance with Local Plan Policy HE1 and HE3.

Highway Safety

The building is set back within the confines of the front garden and will not impede the existing parking arrangements within the site. It is considered that the proposal will not adversely impact

upon the highway and is acceptable in terms of highway safety and in compliance with adopted local plan policy T4.

Recommendation

Approve