

2023/0676

Miss Kerry Mercer

Mole End, 100 High Street, Royston, Barnsley, S71 4RN

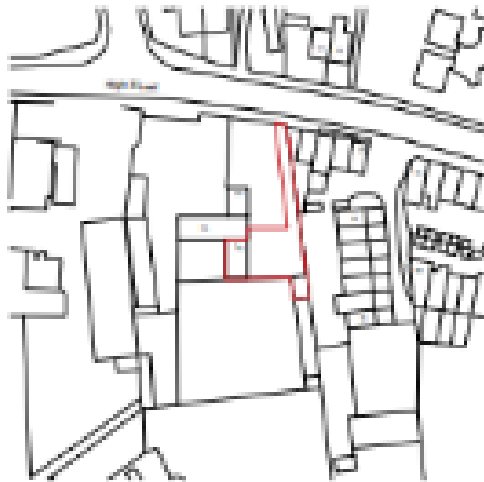
Demolition of existing garage and replacement with a new concrete sectional outbuilding.

Site Description

Mole End, 100 High Street, is a Grade II, two-storey detached dwelling located in Royston and within an area that is principally residential. Beyond the immediate surroundings of the application site, educational facilities are located to the north, east and south with land allocated for mixed use (MU5) located to the west.

Within the immediate surroundings of the application site, High Street has a variable street scene comprising a mix of dwelling types, including two-storey detached, semi-detached and terraced houses of a brick or stonework construction with rendering widely used. Properties feature pitch and hipped roofs utilising grey and red concrete or slate roof tiles.

The application property is wholly covered by white render with a stonework construction beneath and features a pitch roof utilising grey York stone tiles. Located to the south-east of the main dwelling is an existing single storey outbuilding that has a double skin construction on three sides comprising inner blockwork and an external layer of random sandstone with the eastern wall being tied into the existing stone-built boundary wall. The outbuilding is roofed with an overhanging profiled metal sheet.



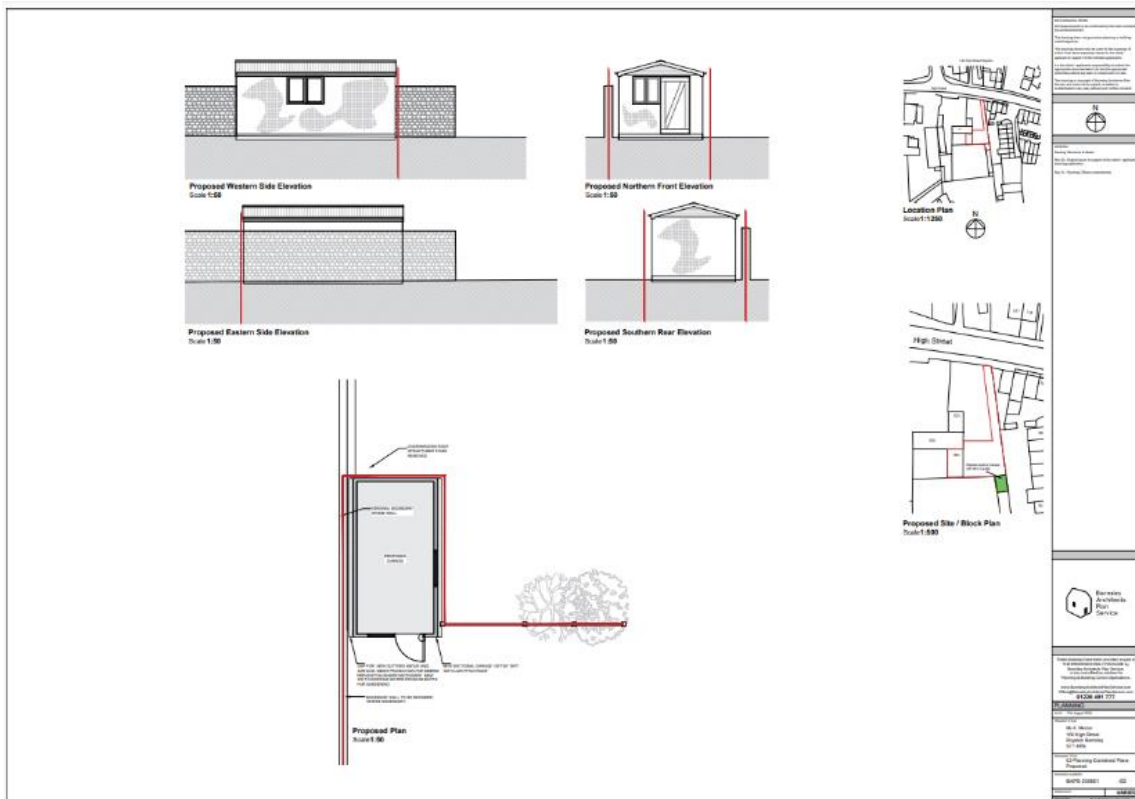
Planning History

There are several previous planning applications associated with the application site, however, none are relevant to the proposals that are under consideration within this current application.

Proposed Development

The applicant is seeking approval for the demolition of an existing detached garage and the erection of a replacement concrete sectional outbuilding and the reinstatement of the eastern boundary wall immediately adjacent.

The proposed outbuilding would have a width of approximately 3.1 metres (measured externally) and a length of 5.8 metres (measured externally), creating approximately 15.7 sqm of internal floor space. It would feature an apex roof with an approximate eaves and ridge height of 2.4 metres and 2.8 metres respectively. The outbuilding would be constructed of concrete and painted white, with the roof being constructed of fixed fibre cement sheets in a blue-black colour, and any repair, repointing or re-building works needed to the eastern boundary wall would be completed using matching walling stone.



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 within the adopted Local Plan, which has no specific land allocation. Additionally, the proposed works would be within the curtilage of a listed building, therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy HE1: The Historic Environment.***
- ***Policy HE3: Developments affecting Historic Buildings.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document: House Extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations; reflecting the principles of the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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.***
- ***Section 16: Conserving and enhancing the historic environment.***

Consultations

Highways DC, a Conservation Officer and a Forestry Officer were consulted on the application and no objections were offered from any consultee with no requirement for specific conditions.

Representations

Neighbour notification letters were sent to surrounding properties and no objections or comments were received. The proposals were also advertised by way of a site notice and press notice, expiring 15/08/2023 and 18/08/2023 respectively.

Assessment

Principle of Development

The application site forms the curtilage of a listed building and falls within urban fabric which has no specific land allocation. The site and surrounding area are made up principally of housing; therefore, detached outbuildings are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity, highway safety, and would conserve and enhance the significance and setting of the borough's heritage assets.

Residential Amenity

Proposals for detached outbuildings are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that '*detached outbuildings should be single storey structures and the eaves height should not normally exceed 2.5m from ground level and that in most cases it is not considered appropriate for detached garages to include dormer windows as a way of accommodating rooms in the roof space*'.

In this instance, the proposed outbuilding would feature an apex roof with an approximate eaves and ridge height of approximately 2.4 metres and 2.8 metres respectively with no provisions to include dormer windows.

The proposed garage would be located to the west of adjacent neighbouring properties 78-90 High Street. Generally, development that is not located to the south, south-east or south-west of a neighbouring property is considered to have a lesser impact regarding overshadowing due to the movement of the sun path. Whilst it is acknowledged that the location of the proposed outbuilding and its proximity to the eastern boundary line could result in some overshadowing, impacts are expected to occur and be limited to late evening and are not considered to be unduly harmful, especially in the context of a high boundary wall and trees in the same location and that are likely to contribute to existing levels of impact that are likely to be experienced.

Regarding overlooking, loss of privacy and reduced outlook, the proposed outbuilding would be sufficiently distanced from the application dwelling and neighbouring properties as not to obstruct outlook from habitable room windows. Similarly, windows would be inserted on the north and west elevations of the outbuilding and would not directly face any surrounding properties. The outbuilding would, therefore, likely have little impact regarding overlooking and loss of privacy.

As such, the proposals are not considered to be overbearing resulting in increased overshadowing, overlooking or reduced levels of outlook that would significantly increase beyond existing levels of impact that are likely to be experienced and tolerated.

The proposals, therefore, would be considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

The SPD states that '*detached outbuildings should relate sympathetically to the main dwelling in style, proportions, and external finishes*' adding that '*materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible*'.

In this instance, the proposed outbuilding would be relatively small in scale and would feature an apex roof that would sympathetically reflect the style of the roof of the main dwelling. The proposed

outbuilding would be built using a concrete sectional construction and painted white to reflect the appearance of the existing rendered house with the roof being made of fibre cement and coloured blue-black. Though the proposed roofing material would not directly reflect the roofing material of the main dwelling which comprises York stone, it is considered to have a neutral appearance that would not detract from the significance of the main dwelling.

As the proposed outbuilding would be located within the curtilage of a listed building it is acknowledged that there could be some impact to its setting; however, it is not considered that the proposals would be any more harmful than the existing detached outbuilding that is constructed of a double skin comprising internal blockwork and external random sandstone and that is tied into the fabric of the eastern stone-built boundary wall and features a flat overhanging roof made up of profiled metal sheeting, which together, are not considered to contribute to the significance of the setting of the listed building.

The proposed outbuilding would adopt sympathetic features and external finishes and would not be tied into the adjacent eastern boundary wall. The proposals, therefore, are considered to have a low impact on the setting overall, especially as some betterment to the setting would be demonstrated and provided by proposed works to repair and rebuild the eastern boundary wall where necessary in line with the Conservation Officer's comments. Additionally, the proposed outbuilding would benefit from a significant setback from the highway and is, therefore, unlikely to affect the character of the street scene.

As such, the proposals would likely conserve the significance and setting of the listed building and are not considered to detrimentally affect or alter the character of the street scene. It is considered that the proposals would, therefore, conserve or enhance the character or appearance of the listed building in accordance with Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as such, they would also be considered acceptable and in compliance with *Local Plan Policy HE1: The Historic Environment*, *Local Plan Policy HE3: Developments affecting Historic Buildings*, and *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The proposed outbuilding would replace an existing building of a similar scale and in a similar location and would, therefore, not impact existing off-street parking arrangements within the application site.

As such, the proposals would be considered acceptable and in compliance with *Local plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

Other Issues

Several trees are located close to the location of the proposed outbuilding comprising young mixed fruit and hazelnut specimens. Discussions with the Forestry Officer raised no objections and identified that these trees are not currently protected and are unlikely to be protected in the future. As the proposed works would involve a relatively straightforward construction with minimal disruption, it is unlikely that any trees would be damaged to a point where a replacement would be required.

Recommendation

Approve with Conditions