2023/0267
Applicant: Miss J Warburton

Proposal: Demolition of garage and erection of single storey side extension

Site address: 23 Green Road, Penistone, Barnsley, S36 6BE

Site Description

The dwelling is red brick end terrace with a front elevation constructed of rough yellow and black stone, in keeping with the character of the street and local area. Stone lintels feature on the ground and first-storey windows and the roof is tiled with Welsh slate. Adjacent to the right of the dwelling, in-between the dwelling and a larger pair of semi-detached cottages is a detached and out of character pebble dashed twentieth century garage. One of the neighbouring cottages also has an old garage of different construction next to the applicant's garage,

The dwelling and wider area are within the Penistone Conservation Area, with dwellings in the immediate locality representing some historical merit.

Planning History

B/79/1450/PU5 – (Historic) Erection of private detached garage – Unknown decision (assume approved).

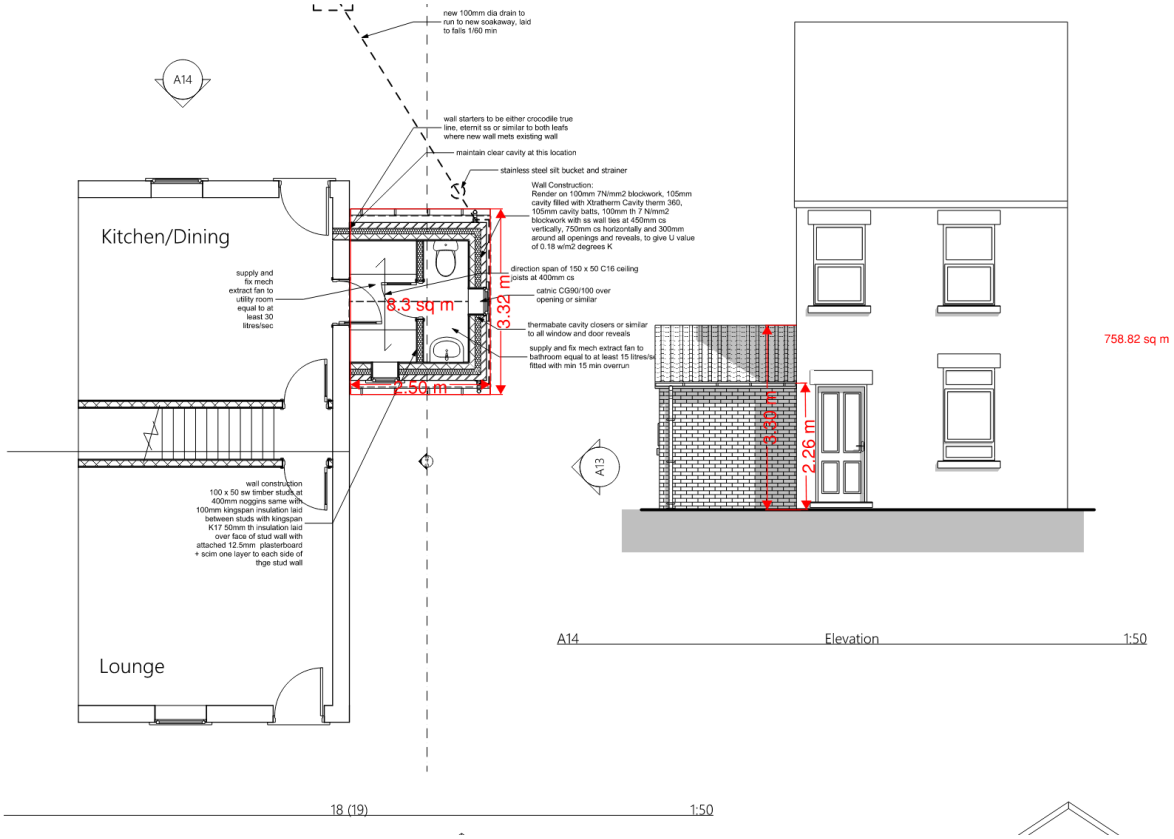
Proposed Development

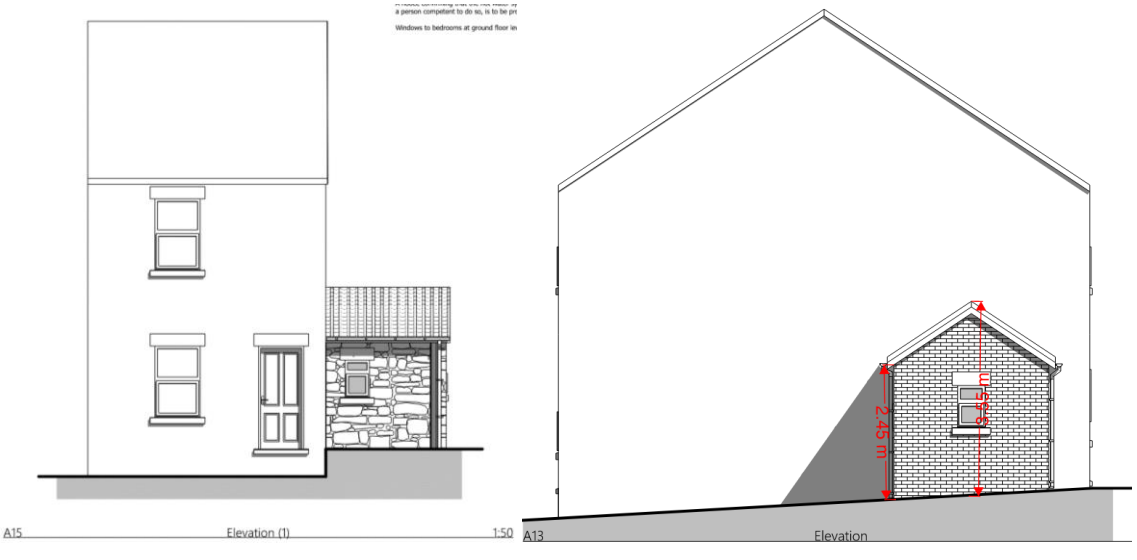
The proposal is for a very modest side extension of 8.83 sqm in replacement of the existing detached garage which will demolished. The proposed materials are to match the existing dwelling with red brick to the side and rear, stone to the front elevation and a dual pitched roof installed with reclaimed slate tiles.

Measurements:

Side Projection: 2.5m
Eaves: 2.45m (Maximum)
Length: 3.32m
Height: 3.6m (maximum)

Plans





Policy Context

Planning decisions should be made in accordance with the development 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 Local Plan was adopted in January 2019 and is also 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 and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 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 – Conservation Area

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). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable 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.

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.

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.

Policy HE1 The Historic Environment - We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk.

This will be achieved by: -

a. Supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place. These elements and assets include:-

   18 designated conservation areas of special and architectural interest including three town centre conservation areas, as well as large areas incorporating Stainborough Park, Cawthorne, Penistone and Thurlstone

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. The general principles are that proposals should:

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

The above principles are to reflect the revised principles in 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 (NPPF)

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 - The Government attaches great 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 inclusion of high-quality design for all developments, including individual buildings, public and private spaces and

wider area development schemes. Section 12, paragraph 134 states “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”.

Consultations
Highways DC: Highways have no objection as the dwelling retains it’s off street parking space.

Conservation: The conservation officer is agreeable to the proposed plans as the garage was not in keeping with the character of the area and the proposal is compact, set further back and would use matching materials to complement the dwelling.

Parish Council: No comments received.

Representations
Neighbour notification letters were sent to nearby properties. No comments were received

Publicity
A site notice was posted near to the site and a notification was published in the Barnsley Chronicle – No Representations were received.

Assessment

Principle of Development

The site falls within a conservation area. To preserve the character of the area, most development which may other be allowed under The Town and Country Planning (General Permitted Development) (England) Order would instead require planning consent.

The area is predominantly made up of residential dwellings and extensions to dwellings are considered acceptable as long as they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or highway safety.

Visual Amenity

The proposal includes the removal of a detached garage which has no historical merit and distracts rather than enhances the broader area. The proposed extension is much more in keeping with both the original dwelling and the broader area, so there would be no harm to the visual amenity of the area.

Residential Amenity

The loss of the garage would only affect the dwelling and the proposed extension is set back from the main road and far enough away from neighbouring dwellings as to not impact their residential amenity.

Policy HE1 The Historic Environment

The conservation officer has confirmed the proposal would not have a negative affect within the conservation area.

Highway Safety

There will be no impact upon highway safety.

Conclusion

As the conservation officer has raised no issues, and there are no other concerns with the proposal, there are no grounds to refuse the application. If the application was for a dwelling outside of a conservation area, the proposal would be allowed under permitted development rights.

Recommendation

Approve With Conditions.