

2021/1323

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Conversion of garage to utility room, demolition of rear conservatory and construction of new flat roof balcony. Erection of new garage, retaining walls, raising of ground levels and new vehicular access

Site Description

The dwelling is a two-storey detached located in Penistone. Barnsley Road has an open and mixed street scene featuring various dwelling types and materials used. The dwelling has a driveway to the front and an attached garage to the side. To the rear is an existing two-storey rear extension and a single storey rear extension. The dwelling has a large curtilage featuring large trees and dense shrubbery which extends from Barnsley Road down to the boundary with the River Don.

Proposed Development

The applicant is seeking approval for the erection of a detached garage and the creation of a new vehicular access, a first-floor rear balcony and conversion of the existing garage to a utility room. The garage is proposed to be sited to the southwest of the host dwelling and has a length of 8.1 meters and width of 7.6 meters. The garage will feature a pitched roof with a ridge height of 6.63 meters and an eaves height of 5 meters. The materials used will be matching brickwork and roof tiles. Also, the ground level is proposed to be raised by up to 2.5 meters to facilitate access to the garage.

The proposal also includes the creation of a first-floor rear balcony to replace the first floor of the existing rear extension. The balcony will project 1.7 meters from the rear elevation of the dwelling. The balcony has a width of 7.18 meters. The balcony will be situated 3.42 meters above ground level and will feature a 1.8 meters high privacy screen.



Planning History

B/77/1993/PU – Extension to dwelling and erection of private garage (Historic)

Policy Context

Planning decisions should be made in accordance with the Local Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) does not change the statutory status of the Local Plan as the starting point for decision making. The Local Authority (LPA) has also adopted a series of Supplementary Planning Documents (SPD) and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan Allocation – Urban Fabric / Greenspace (Site west of Wordsworth Court)

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 Barnsley Local Plan (BLP) 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 the decision-making process as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in 2000) and the Core Strategy (adopted in 2011). 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.

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

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. Where a Local Plan is absent or relevant policies are out-of-date, permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. This is assessed against the policies in the NPPF as a whole; or where specific policies in the NPPF indicate development should be restricted or 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.

Within section 12, paragraph 134 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"*.

Consultations

Highways Development Control (DC) were consulted and raised no objections subject to conditions.

Highways Drainage were consulted and raised no objections.

The LPA's Forestry Officer was consulted and provided no response.

Penistone Town Council were consulted and raised no objections.

Representations

Neighbour notification letters were sent to surrounding properties, no comments were received.

Assessment

Principle of Development

The site falls within urban fabric as such, extensions 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 dwelling and are not detrimental to the amenity afforded to neighbours.

Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Visual Amenity

The SPD 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"*. The materials used are akin to the existing dwelling.

The proposed garage is to be located to the south west of the dwelling and whilst adjacent to the highway it relates well to the original dwelling in term of design, detailing and construction materials. The garage would be set lower than the existing dwelling and is also set back from the building line of the host dwelling so it would appear subservient to the main dwelling.

Whilst the ridge height is slightly higher than what is normally expected, it is not excessively high from the highest point of the ground level and still maintains a balanced building in terms of the ratio of eaves to ridge heights. Given that much of the massing of the garage is set down from the highway and not located within a highly prominent position within the street scene, it is not considered that the garage would have a significantly detrimental impact on the character of the street scene.

On balance, given the size of the plot and as the garage is set back and appears subservient, it is felt that the proposal is acceptable in terms of visual amenity in this instance.

The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

The SPD states that *“detached garages should be single storey structures and the eaves height should not normally exceed 2.5m from ground level”*, the eaves height does not exceed 2.5 meters from the highest part of the ground level, however due to the sloping nature of the site the eaves height is increased with the two-storey element of the garage. The drop in ground level is of 3 meters and the eaves height increase by 3 meters across the length of the garage to reflect this.

Due to the significant level differences the garage does include a level of under build and also includes a side window, however the garage is for domestic storage purposes and is not to facilitate an annex to the main dwelling, with the window merely providing light into the main garage.

The proposed garage will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing as it is set to the opposite side of the host dwelling to that of the neighbouring property (Bar House, 12 Barnsley Road).

Normally, balconies can cause significant overlooking into the private amenity space of neighbouring dwellings. However, the proposed balcony features a privacy screen that restricts viewing from the balcony looking out onto the rear garden of Bar House, 12 Barnsley Road. There is a dwelling to the rear (The Gambit, Water Hall Lane) however any overlooking would be over the bottom of the rear garden and not adjacent the dwelling.

As such, there is unlikely to be any detrimental levels of overlooking onto neighbouring dwellings from the balcony. Also, the balcony is replacing the existing first-floor rear extension which features windows across the entire rear elevation therefore an amount of overlooking is existing, and the balcony only increases the openness.

The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety. The proposed double garage is of adequate size for two vehicles to park and there is also sufficient room for vehicles to park and turn within the site. The new access is only positioned approximately 7.5 meters further along the site frontage and is of sufficient width to allow unimpeded access and egress. The proposals do not adversely impact upon the highway and are therefore considered acceptable in terms of highway safety.

Recommendation

Approve with conditions

