

2023/0674

Mark Bentley

86 Upper Sheffield Road, Barnsley, S70 4PW

Erection of a detached outbuilding on land to rear of dwellinghouse to create garden room.

Site Description

86 Upper Sheffield Road is a two-storey terraced dwelling located in Barnsley and within an area that is principally residential.

Upper Sheffield Road comprises other two-storey detached, semi-detached and terraced dwellings that are fronted by either small garden space enclosed by stone and brick-built walls or driveways. The street scene is varied and characterised by varying ridge heights, external materials, including stone, red brick and render, and additions and extensions such as porches and dormer windows.

The application property is a stone fronted terraced dwelling with red brick gables, featuring a pitched roof with grey concrete roof tiles. The property is fronted by garden space enclosed by a low stone-built wall and metal railing. Immediately to the rear of the property is an enclosed garden with a rear access road, parking, and further garden plots beyond. Timber panelled fencing forms the side boundary line between the rear gardens of the application site and neighbouring 88 Upper Sheffield Road whilst there is no defining boundary treatment between the rear gardens of the application site and neighbouring property 84 Upper Sheffield Road. The rear garden plots of the application site and adjacent 84 Upper Sheffield Road accommodate existing single storey outbuildings.



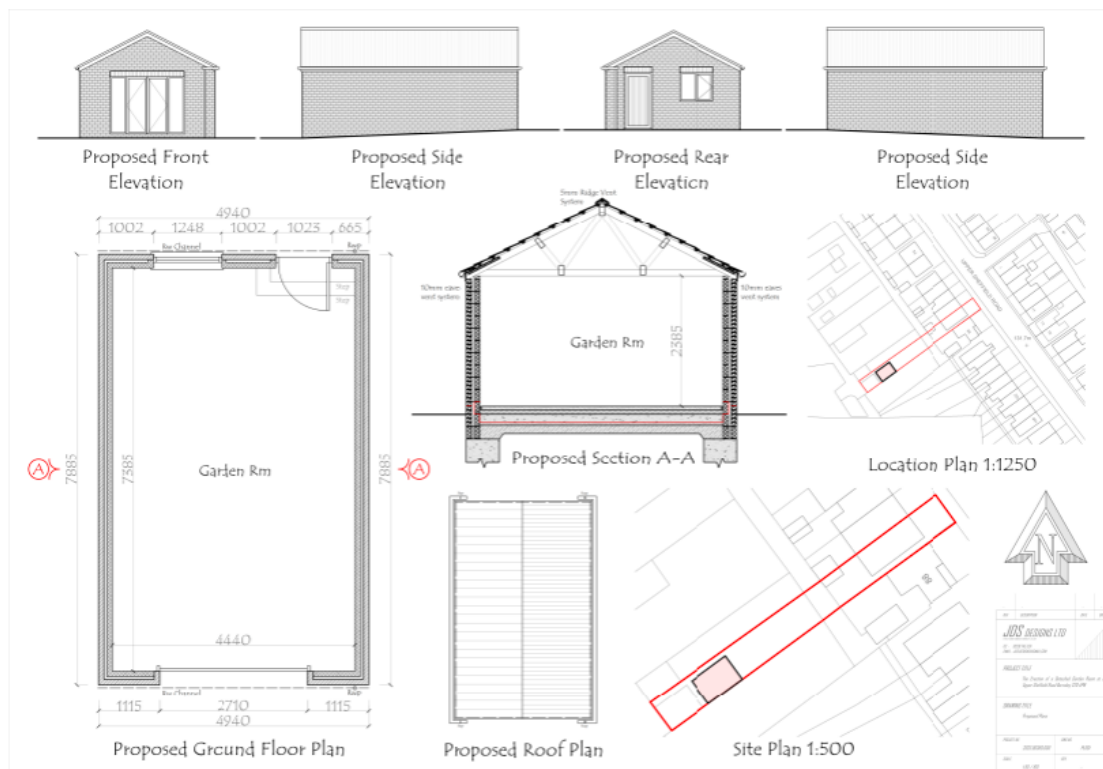
Planning History

There are no previous planning applications associated with the application site.

Proposed Development

The applicant is seeking approval for the erection of a single storey detached outbuilding to be used as a garden room.

The proposed outbuilding would be approximately 5 metres by 7.9 metres creating approximately 32.9 sqm of internal floor space. It would feature an apex roof with an approximate eaves and ridge height of 2.6 metres and 4 metres respectively. The proposed outbuilding would be constructed of red brick and use grey concrete roof tiles.



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 and 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 T4: New Development and Transport Safety.***

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.***

Consultations

No Consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties and no representations were received.

Assessment

Principle of Development

The site falls within an area identified as urban fabric and therefore has no specific land allocation; however, the site and surrounding area is made up principally of housing; therefore, proposals will

be supported where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity, and highway safety.

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 be of a single storey and would feature an apex roof with an approximate eaves and ridge height of 2.6 metres and 4 metres respectively with no provisions to include dormer windows.

The proposed outbuilding would be located to the north of the rear garden plot of neighbouring 88 Upper Sheffield Road. Impacts regarding overshadowing are generally considered to be less harmful in this location due to the movement of the sun path. Nevertheless, it is acknowledged that the proximity of the proposed outbuilding to the boundary line could result in the occurrence of some overshadowing. However, any potential impacts are not considered to be detrimental, especially as the neighbouring property benefits from a large narrow plot with further garden space immediately to the rear of the dwelling that is expected to remain largely unaffected.

The proposed outbuilding would be located to the south of the rear garden plot of neighbouring 84 Upper Sheffield Road. Generally, development located to the south, south-east or south-west will have a greater impact regarding overshadowing due to the movement of the sun path. As such, it is acknowledged that some overshadowing could occur, however, this is expected to be limited to a relatively small section of the rear garden plot with the remainder likely to remain unaffected, including the neighbouring dwelling itself and the enclosed garden space immediately to the rear.

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 and no new windows would be inserted in either side elevation of the proposed outbuilding. The rear elevation of the outbuilding would feature a door and a window, but these would directly face an existing outbuilding built up to the rear boundary line. The front elevation of the outbuilding would feature bi-folding doors that would directly face the application property. As the rear gardens of the application site and neighbouring 84 Upper Sheffield Road are open, it is acknowledged that some overlooking could occur, however, this would not be significantly different from existing levels of impact and a boundary fence of up to 2 metres could be erected without the need for planning permission.

Therefore, 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, are 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 adopt a modest footprint. The outbuilding would feature an apex roof that would sympathetically reflect the style of the roof of the main dwelling and

would be constructed using red brickwork and grey concrete roof tiles that would match or be of a similar appearance to the external materials used in the construction of the original dwelling.

The proposed outbuilding would not be visible from the public realm of Upper Sheffield Road but would be visible from an access road to the rear of the application site and neighbouring properties (66-88 Upper Sheffield Road). However, as the proposals would adopt sympathetic features and external materials, it is not considered that the outbuilding would adversely impact visual amenity, especially as various outbuildings of a similar scale and appearance can be seen within the rear garden plots of numerous neighbouring properties.

As such, the proposals are considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The proposals would be located towards the rear boundary of the rear garden plot and south-west of existing parking arrangements to the rear of the dwelling; as such, the proposals are unlikely to impact existing parking arrangements, and as the proposals would not result in a requirement to provide additional off-street parking space(s), the proposals are considered acceptable and in compliance with *Local plan Policy T4: New Development and Transport Safety*.

Other Issues

The proposed outbuilding would provide approximately 33 sqm of internal floor space. In line with the minimum internal spacing standards outlined within the South Yorkshire Residential Design Guide, the proposed outbuilding would be of a scale that could be used as a studio to accommodate one person.

The proposed outbuilding has been proposed to be used as garden room; however, for the avoidance of doubt, a condition will be used to limit the potential uses of the outbuilding to those considered incidental to the enjoyment of the dwellinghouse and ancillary storage in the interests of residential amenity.

Recommendation

Approve with Conditions