

2023/0747

Cockerline

3 Wellfield Court, Midland Road, Royston, Barnsley, S71 4QN

Detached triple garage to side of dwellinghouse with home office and storeroom above

Site Description

The property is a detached stone-fronted dwelling with rendered side and rear elevations located on Midland Road in Royston. The site is located within a generous curtilage, significantly set back from the road with a parking area to the front and side. The land has a gentle South to North slope with the rear portion of the curtilage higher than the front. This creates a step up into the rear garden of the property with stone steps to the front of the dwelling leading up to the front elevation. There is an existing flat roofed double garage on the site to the North of the dwelling, to the rear. The immediate surrounding area is primarily residential, with a variety of dwelling type, size, and external materials. That being said, there are some commercial properties scattered along Midland Road, increasing in frequency the further West, particularly near to the signalised crossroads.

Planning History

B/04/1051/RO - Erection of 15 No. dwellings (Outline) (Refused)

B/04/2057/RO - Demolition of existing dwelling and erection of 11 apartments in 1 block (Outline) (Approved with Conditions)

2006/1951 - Conversion of cellar into garage and new retaining walls (Approved with Conditions)

2006/1952 - Erection of one pair of semi detached dwellings (Approved with Conditions)

2007/0404 - Erection of 1 pair of semi detached dwellings (Refused)

2008/1021 - Erection of 1 pair of semi detached dwellings (Approved with Conditions)

2022/0031 - Erection of detached two storey outbuilding to side of existing dwelling consisting of triple garage on the ground floor with play room above (Refused)

Proposed Development

The applicant is seeking approval for the erection of a detached garage with a home office and storeroom above. The garage has a length of 7.5 metres and a width of 8 metres. The garage will feature a pitched roof with a ridge height of 6.6 metres and an eaves height of 3.5 metres to the front and 2.6 metres to the rear. The materials used will be stonework to the front elevation and magnolia render to the side and rear elevations to match the render present on the existing dwelling. The existing garage is also proposed to be demolished. During the course of the application the proposal has been reduced in both height and width.



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 – Urban Fabric

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 – Development will be approved if 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 D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other 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. 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”*.

This is an important consideration with this application as it represents a potential fallback position, whereby a single storey rear extension can be erected without planning permission, because the Government considers the impact of such development to be modest.

Consultations

The LPA's Forestry Officer was 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 which has no specific land allocation; however, 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 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”*. In this case the garage is sited to the side of the dwelling at the rear of the curtilage. The garage features matching stonework to the dwelling on the front elevation which is the only elevation clearly visible from the street scene and matching render to the other elevations. The garage is significantly setback from the street scene as well as being setback from the front elevation of the host dwelling and features a pitched roof which is akin to the existing dwelling's pitched roof and features the same orientation. 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

No objections were received from the neighbouring properties. The SPD states that *“detached garages should be single storey structures and the eaves height should not normally exceed 2.5 meters from ground level”*. The proposed garage has a pitched roof with an eaves height at the highest point of the ground level of 2.6 metres. The eaves height does exceed this to the front though that is attributed to the change in land levels and the applicants need to accommodate two vehicles being a commercial van (6.8 metres long and 2.8 metres tall) and family people carrier. No residential properties are set directly to the front, rear or side of the proposed garage. The use of the garage will be conditioned for domestic use only. 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.

Recommendation

Approve with conditions