
Application Ref: 2022/1275 **Address:** 301 Barnsley Road, Hoylandswaine, Sheffield, S36 7JA

Demolition of shed and erection of new garden room



Site Location & Property Description:

The dwelling is circa 2006 built detached house featuring an attached garage and is located on Barnsley Road in Hoylandswaine, a small village located between Barnsley town centre and Penistone. Although built in the twenty first century, the dwelling has been constructed sympathetically to the surrounding area with white render, grey tiled roofs and stone lintels and cills.

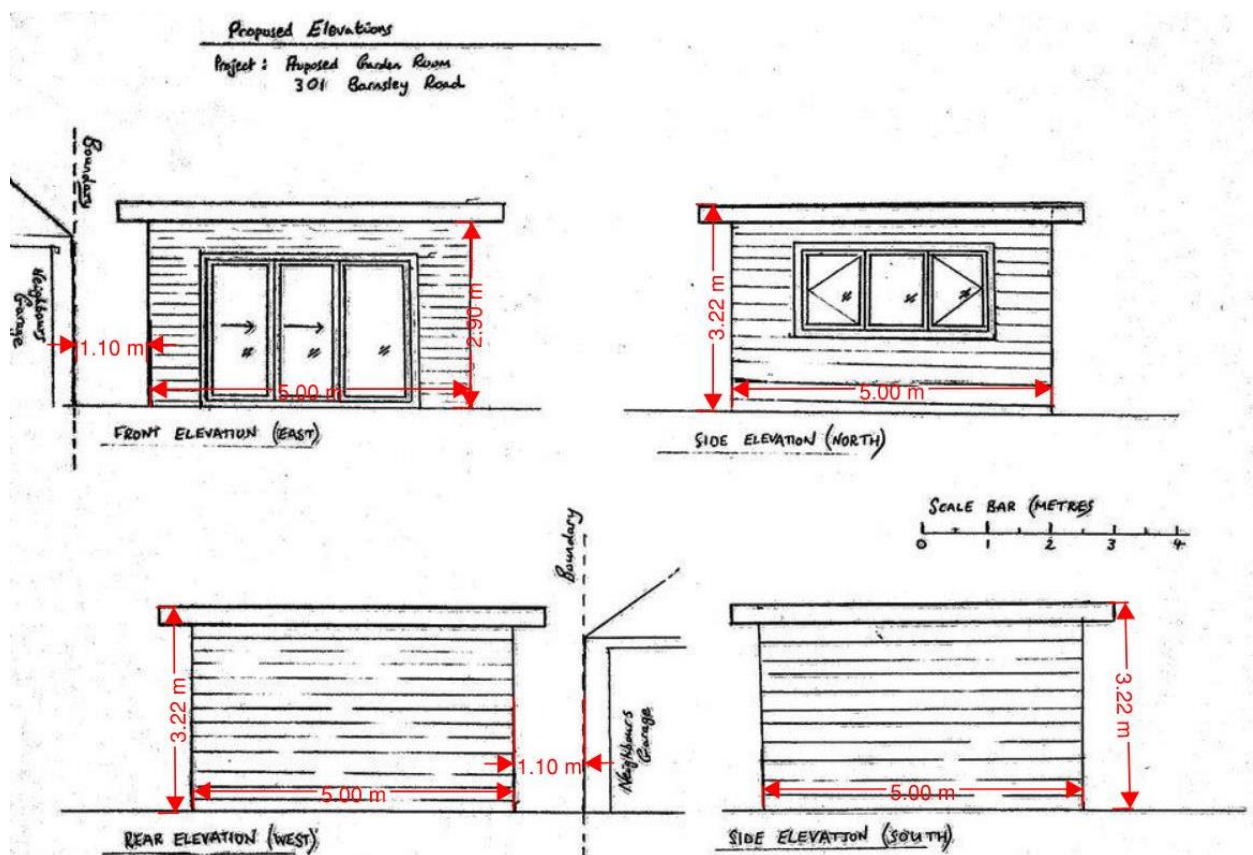
Both the dwelling and its generous curtilage are located within the Hoylandswaine conservation area. Specifically, the proposed development site is in the rear garden of the dwelling. From the photographs provide, the garden appears to be lawned with areas of shrubs. The rear boundary with No. 2 Hall Farm Grove is a large hedge whilst the westly side boundary with No. 297 Barnsley Road, changes from a fence and trellis to just the elevation of the neighbouring garage. There is currently a large timber clad shed adjacent to the neighbouring garage and large white birch tree is approximately 1m in front of the shed.

Proposed

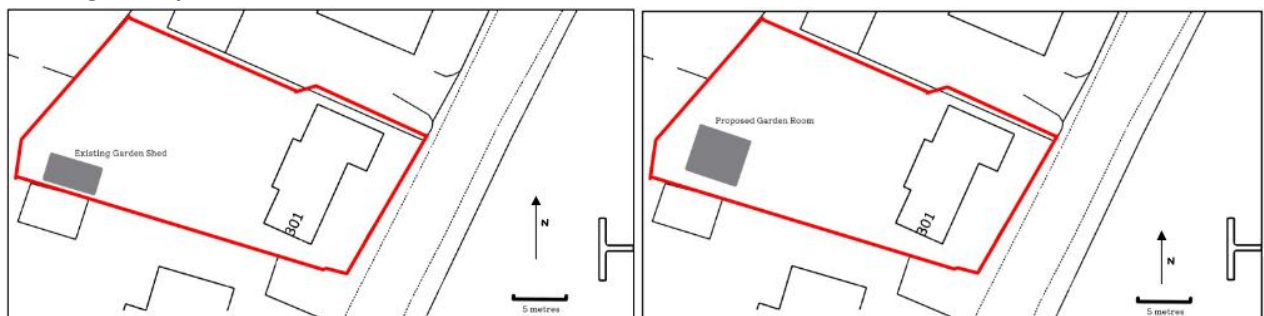
The proposal is for a new garden room measuring 5m x 5m with a maximum height of 3.32m. The garden room would be in direct replacement of the current shed. Furthermore, the existing concrete base of the existing shed is proposed to be retained and reused. The garden room is proposed to be built with timber cladding and would feature a flat roof, with a slight incline in compensation for uneven land. The front, eastly elevation would feature glazed bi-fold doors whilst windows would feature on the northern elevation, where windows within the current shed are located.

Proposed Elevations & Measurements

Width: 5.0m Depth: 5m Eaves: 2.9 m Maximum. Height: 3.22m



Existing & Proposed Site Plan



Relevant Planning History

2005/1881 – In January 2006, permission was granted for this dwelling to be constructed, on land adjacent to 303 Barnsley Road.

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.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent 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, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, the policies above are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings. They also reflect the advice in paragraph 124 (general design considerations) and paragraph 130, which state that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.

Local Plan

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 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.

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

SD1: Presumption in favour of Sustainable Development – When considering development proposals, The Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

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.

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.

Policy LC1 Landscape Character Development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character area in which it is located (as set out in the Landscape Character Assessment of Barnsley Borough 2002 and any subsequent amendments).

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

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions sets out 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 for should:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

The Town and Country Planning (General Permitted Development) (England) Order 2015

Class E – buildings etc incidental to the enjoyment of a dwellinghouse of Part 1, Schedule 2 of The Town, and Country Planning (General Permitted Development) (England) Order 2015 outlines the legislation of Development within the curtilage of a dwellinghouse and is communally known as Permitted development rights or PD.

In specific relation to this application, PD right would not apply due to the size and location of the proposed development.

E1 Development is not permitted by Class E if—

(e) the height of the building, enclosure or container would exceed—

- (i) 4 metres in the case of a building with a dual-pitched roof,
- (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
- (iii) 3 metres in any other case;

(f) the height of the eaves of the building would exceed 2.5 metres;

E.3 In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

Consultations

Conservation Team

A statement was produced by the conservation team, stating the proposed development would not have a detrimental effect within the conservation area but it should not be too high and that subtle colour choices should be made to reduce its visual impact. Overall, no reason not to grant permission.

Forestry Officer

The forestry officer highlighted the fact insufficient information was provided about a tree near the development. However enough basic information was provided to enable approval of the proposal subject to a condition, which would require the applicant to obtain written permission from the Local Authority prior to any work being undertaken on site. To obtain the correct permission, specified documentation as outlined in the planning condition would need to be provided to the local authority.

Parrish Council

No response

Representations

Neighbouring properties were notified on 31/01/23. No responses were received,

Press Notice

A press notice was published in the Barnsley Chronicle on 03/02/23. No responses were received

Assessment

The proposed development is too large to be allowed under permitted development but overall, the development remains acceptable. This belief was achieved by reviewing the information provided by the conservation team and Forestry Officer before undertaking further analysis of the proposed development.

The overall curtilage of the dwelling is of a very generous size and there is no information recorded or provided about existing extensions or outbuildings within the dwelling's curtilage. The proposed development would only require a little more area of garden land than the existing structure

currently occupies. Furthermore, the structure would use the existing foundation and, as required by the Forestry Officer, any development would have to provide information on how the development would protect the existing tree, prior to commencing.

Although the proposed developments roof and eaves height are higher than what may usually be considered near the boundaries, mitigation arises from the provision of a flat roof and high existing boundary treatments. The proposed flat roof assist in maintaining an overall lower height as required by the conservation team. The proposed development is within 2 meters of the of the southern boundary with No. 297 Barnsley Road, but it would be adjacent to a blank elevation of the neighbour's taller detached garage. The proposed development may just breach the 2m boundary rule at the western boundary with No. 2 Hall Farm Grove but there is an existing high hedge boundary, so the proposed development would not adversely impact on No 2.

In terms of the impact on the Conservation Area, the proposal's subtle design and siting in the rear garden area would mean it would only have a minimal impact and would not be of detriment to the character of the Conservation Area.

Apart from the neighbouring dwellings, where the boundary treatments described should completely remove or only cause negligible loss of amenity, due to the location of the development, there would be no impact upon the dwelling, other neighbouring dwellings, or the conservation area, subject to the applicant using subtle colours to match the character of the area.

Recommendation

Approve with conditions