

2022/0650

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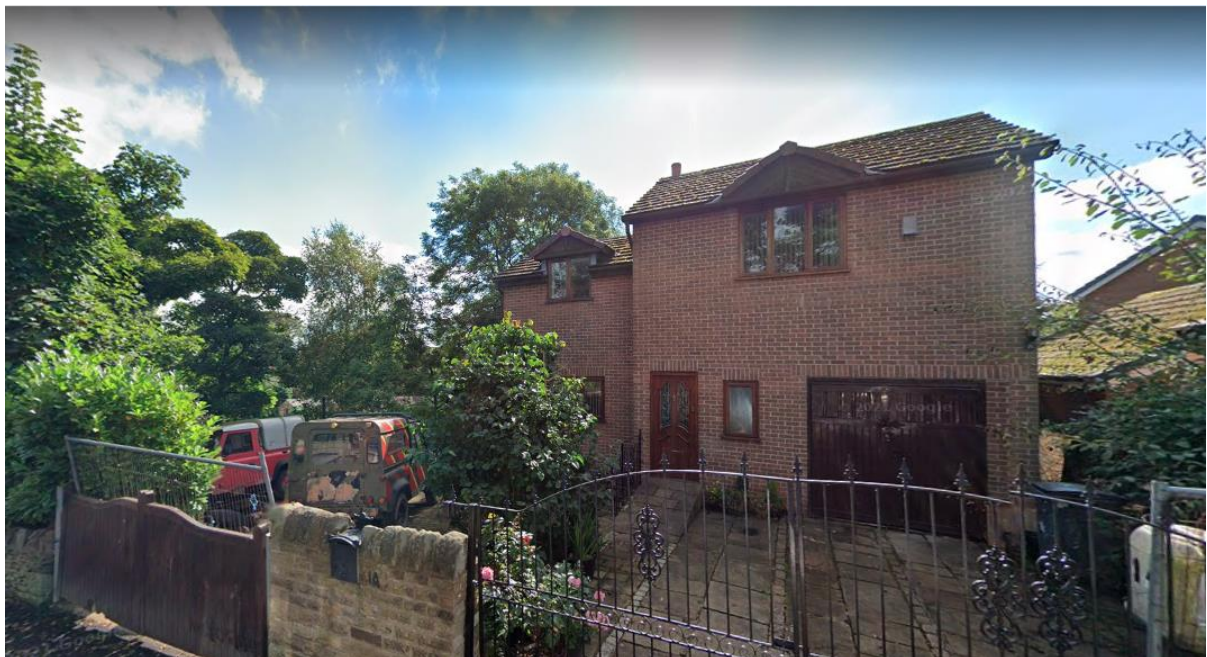
Erection of detached residential annex

1a Chapel Lane, Penistone, Sheffield

Site Description

The property is a detached two storey, red brick house located at the junction of Chapel Lane and Mortimer Road. The property fronts onto Chapel Lane with access taken from here to a small drive and integral garage. The rear garden slopes down to the south. The boundary with Mortimer Road is screened by a number of high hedges and trees. The Trees which surround the site are protected by Tree Preservation Orders.

A second access point has been put in, however, there is no planning history for this and the kerb has not been dropped by the Highway Authority. The access does not form part of this planning application.





Previous Planning History

B/00/1331/PU – Erection of detached house with integral garage

2018/0078 - Erection of detached residential annex - Approved with conditions

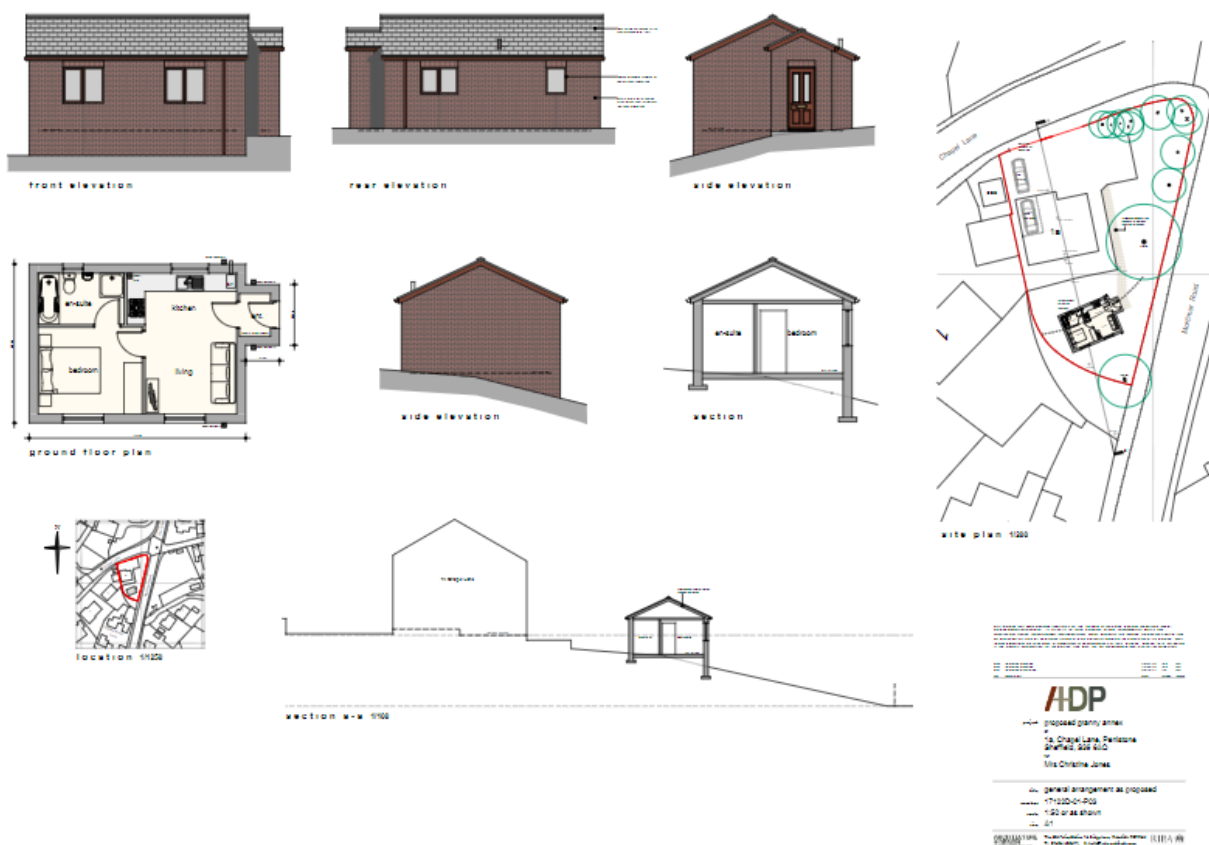
Proposed Development

It is proposed to build a detached residential annex in the rear garden. The building is single storey with 3 rooms forming a kitchen / living space, bedroom and bathroom. The building also has a small front porch area. Access is via a path around the side of the house.

The building has a pitched roof with a small entrance porch to the east elevation. There are no windows in the side elevations and only two to the front and rear.

An Arboricultural Report and Impact Assessment has been submitted with the application.

The plans and reports are identical to those approved under application 2018/0078.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Allocation – Urban Fabric

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. 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 T4: New Development and Transport Safety - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Policy BIO1: Biodiversity and Geodiversity- Development will be expected to conserve and enhance the biodiversity and geological features of the borough

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 following section of the SPD is particularly relevant to this application:

Outbuildings and Annexes:- outbuildings should relate sympathetically to the main dwelling in style, proportions and external finishes. An annex building may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling, be single storey and in all circumstances it should only have 1 bedroom and no more than 3 rooms in total.

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.

Consultations

Penistone Town Council – No objections

Highways- No objections subject to condition being applied to ensure the building remains ancillary to number 1a.

Drainage – No objections

Tree Officer – No objection subject to condition

Representations

The proposed was advertised through neighbour notification letters. No comments have been 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. The principle of the development has been agreed with the granting of permission of an identical proposal in 2018 under application ref 2018/0078, however this permission has now expired.

The Supplementary Planning Document provides specific guidance for proposals involving the erection of outbuildings and annexes. The guidance states that outbuildings should relate sympathetically to the main dwelling in style, proportions and external finishes. An annex building may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling, be single storey and in all circumstances it should only have 1 bedroom and no more than 3 rooms in total.

The proposed annex has a close relationship to the existing dwelling, it would not have its own separate access and would not occupy a disproportionate amount of the garden. In addition the building would not have more than 3 rooms (with the exception of a small side porch which is acceptable) therefore the proposal meets the requirements of the SPD.

Residential Amenity

The proposed is located in the rear garden of 1a Chapel Lane. It is of modest scale and is set at an angle from the nearest neighbouring residential properties. There are no windows in the side elevation. In this respect it will not cause issues of overlooking or overshadowing. The annex would be used as ancillary accommodation to number 1a and should not cause any significant increased disturbance to the surrounding neighbouring properties. The proposal is therefore acceptable in terms of residential amenity in accordance with policy GD1 and the SPD.

Visual Amenity

In terms of visual amenity, the existing TPO trees along the boundary with Mortimer Road will largely screen the proposed annex from view. As the annex is a modest scale building it will not dominate and will fit with the wider residential character of the area.

The design of the annex is acceptable and subject to the submission of material samples there are no objections to the proposal from a visual amenity perspective in accordance with policy D1 of the Local Plan.

Trees

The Tree Officer has been consulted and has no objection to the proposal. The Tree Officer states that: 'This appears to be an identical application to the one approved in 2018 and as such I can confirm that there is no objection from an arboricultural perspective. Some of the works will be in close proximity to trees and as such protection will be required.'

Subject to tree protection measures being carried out during the construction of the proposed annex there should be no significant impact upon the trees in accordance with policy BIO1 of the Local Plan.

Highway Safety

The Highways Officer has no objections to the proposed development in a highway context, subject to conditions. The annex would not have its own access or parking and the existing parking provision and access would not be altered at the site. The proposal is in compliance with policy T4 of the Local Plan.

Recommendation

Grant subject to conditions