

MRS J CLAYTON

SUPPORT DOCUMENT

**PLANNING APPLICATION
FOR A
PROPOSED SINGLE STOREY
OUTBUILDING ONTO A
PRIOR APPROVED DOUBLE
GARAGE**

12 Castle Drive
Hood Green
Barnsley

Proposed outbuilding onto double garage 12 Castle Drive, Hood Green, Barnsley.

Planning Statement

CONTENTS

1. Introduction
2. Settings
3. Planning History
4. Site Location
5. Assessment of the immediate & wider environment
6. Proposed Development
7. Planning Policies
8. Environmental
9. Ecology
10. Concluding Statement
11. Appendix A (Photographs)

1.0 INTRODUCTION

- 1.1 This statement is to support a planning application, to erect a single storey outbuilding onto the rear of a pre approved double garage which is yet to be constructed for Mrs J Clayton 12 Castle Drive, Hood Green, Barnsley.
- 1.2 Previous planning applications have approved by the local authority for a single storey substantial detached garage on the site and alteration to the existing bungalow.
- 1.3 Total external footprint of the dwelling is 175m².
Total external footprint of the proposed outbuilding 20.41m².
Total area of rear garden remaining 483m².
- 1.4 The Bungalow stands in its own grounds which has a residential curtilage of 1095m². As detailed in the site location plan noted in this statement, and on accompanying architectural drawing 21/001.

2.0 SETTING

- 2.1 The dwelling is located within a housing policy area as extracted from the adopted Local development Framework plan 2019.
- 2.2 This planning statement is to demonstrate to the local authority conformity with the NPPF and adherence with the local and National planning policies, allowing a presumption in favour of development.

3.0 PLANNING HISTORY

- 3.1 There have been two historic planning applications made to the local authority relating to the site in general, which have been highlighted below.

Chronology of noted planning applications for the site.

Planning No	Application type	Validation date
2017/0193	Single storey side & rear extension & installation of front dormer	20 th February 2017
2020/0934	Single storey detached garage set within garden	7 th September 2020

- 3.2 Due to the previous developments the statutory permitted rights have been removed.

4.0 SITE LOCATION

4.1 The dwelling is located to the south side of Hood Green Road,



4.2 Outline A shows indicative position of single storey garage to be erected. (not to scale)
Outline B shows indicative position of single storey outbuilding to be constructed onto the rear elevation of garage. (not to scale)

5.0 ASSESSMENT OF THE IMMEDIATE & WIDER ENVIRONMENT

The existing street scene along castle drive is made up of similar single storey dwellings, of which some have undergone significant modification and alteration. The construction and positioning of the proposed outbuilding will not disproportionately impact on the street scene or have any detrimental impact on the existing residential community.

6.0 PROPOSED DEVELOPMENT (DESCRIPTIVE)

6.1 The proposal consists of a single storey rear extension onto the double garage with an external footprint of 20.41m².

- 6.2 The position of the outbuilding is to the rear of the garage and constructed within the residential curtilage. Its ground level is in plane with the ground level of the dwelling and garage.
- 6.3 The build materials for the superstructure are to match the main dwelling and that of the garage when constructed, which are of red brickwork. It can also be noted that the ridge of the proposed outbuilding will be in line with the ridge of the garage but set to a lower level this combined with the approved boundary treatments application No 2020/0934 will soften the buildings external appearance and negate a visual intrusion of the street scene.
- 6.4 The proposed outbuilding is of a standard rectilinear form, under a tiled roof to match both the main host building and garage it will be built onto. The south elevation facing the private garden area will contain one major opening which will consist of bi-fold doors, in grey to match the main dwelling. Its design provides no more openings within the external envelope of the structure.
- 6.5 The proposed outbuilding provides a 27 metre privacy distance to the nearest residential property No 13 Castle Drive, to the south which is significantly in excess of the statutory distances required by the local authorities current planning policies. Also the existing boundary treatments between No 12 & 13 will remain in situ.
- 6.6 Landscaping of the site will be as a previous approved application for the site planning ref No ref 2020/0934.

7.0 PLANNING POLICIES

7.1 The following policies have been taken into account in the submission of this application.

7.2 **National Planning Policy Framework & Government Guidance**

PPS1 Para 17 Planning positively for the achievement of good quality design. Good design should contribute positively to making better places for people. A design which is inappropriate in its context or which fails to take opportunities available for improving the character and quality of an area and the way it functions should not be accepted. A design that integrates and complements the local area, relating to its scale and form.

7.3 Local Policies

Policy D1, Design principles

Policy CPS 2, Sustainable construction

LDF, SPD House extensions and other alterations

The site is located within a small semi rural area of Hood Green and allocated as housing policy area in the adopted Local development framework maps and Unitary Development Plan descriptive.

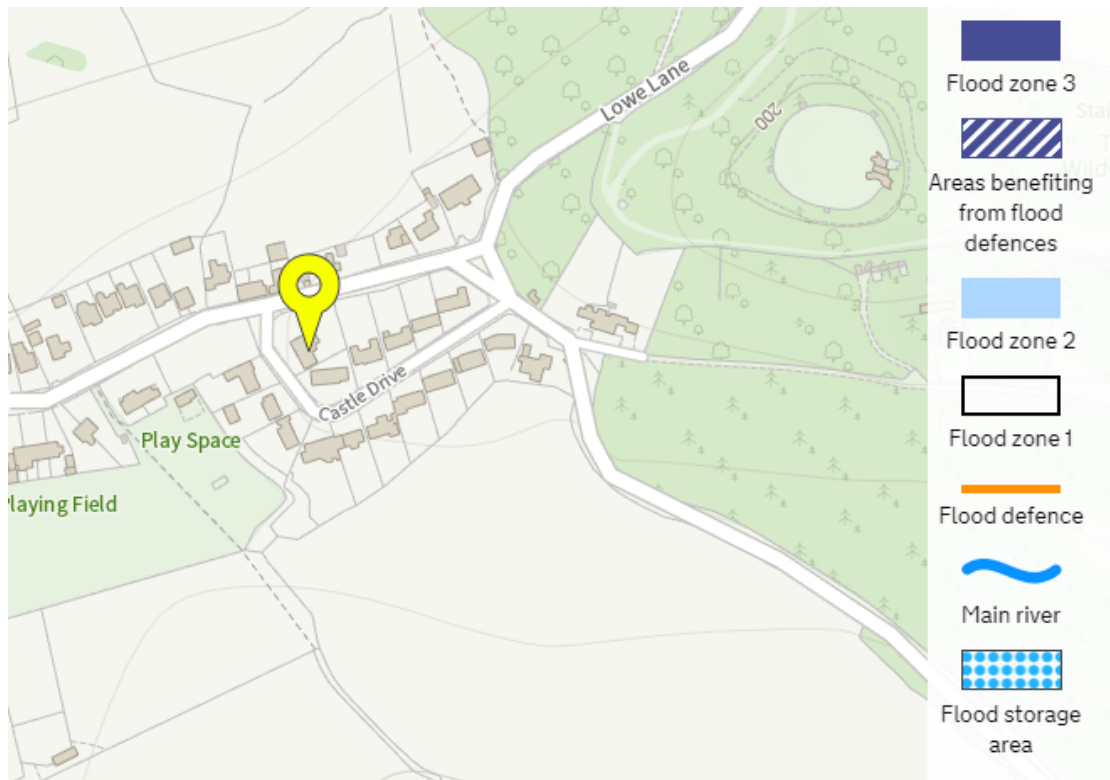
7.4 Highways Safety

The design, position and height of the outbuilding with its set back although in parallel with Hood Green Road poses no overriding visibility issues when entering or leaving Castle Drive.

8.0 ENVIRONMENTAL (flood risk)

The Environment Agency's flood map data shown has been checked and the proposed dwelling is located within flood zone 1, which does not require a flood risk assessment

FLOOD MAP (environment agency)



9.0 Ecology (Arboriculture)

A visual site survey of the residential curtilage has been carried out which records various trees and shrubs to the east and south boundaries of the site. However they are set outside the parameters of BS 5837 : 2012 (TREES IN RELATION TO CONSTRUCTION) and do not pose any immediate or future problem to the proposed development.

10.0 CONCLUDING STATEMENT

The details given in this planning statement are written for the governing local authority to give consideration of the proposal, and to aid the planning department to make an informed decision.

In conclusion, the proposed development represents a suitable development addressing relevant considerations and satisfies the requirements of national, regional and local planning policies; therefore the local authority should accord a favourable judgment.

11.0 Appendix “A” Photographs

Photograph 1 showing existing bungalow & side garden taken from Castle Drive with part Hood Green road shown on the left.



Photograph 2 below showing existing side & rear garden taken from inside north boundary perimeter fence



Photograph 3 showing existing perimeter timber fence to north boundary facing Hood Green Road, with bungalow in the background.



Arrows to indicate direction and positions of photographs taken.

