

Applicant: Mr Lee Forster

Description: Variation of condition 2 (approved plans) of planning permission 2021/1590 - Erection of 5no dwellings and associated works (as amended)

Address: Kilnglaye, 34 Westgate, Monk Bretton, Barnsley, S71 2DJ

Site Location and Description

An area of land set back from Westgate in Monk Bretton, measuring approximately 0.2 Hectares. The site has previously been used as a garden area for number 34 and contained remains of outbuildings, however, following on from the approval of applications 2021/0803 & 2021/1590 work has commenced on the site for 5no. dwellings and associated garages.

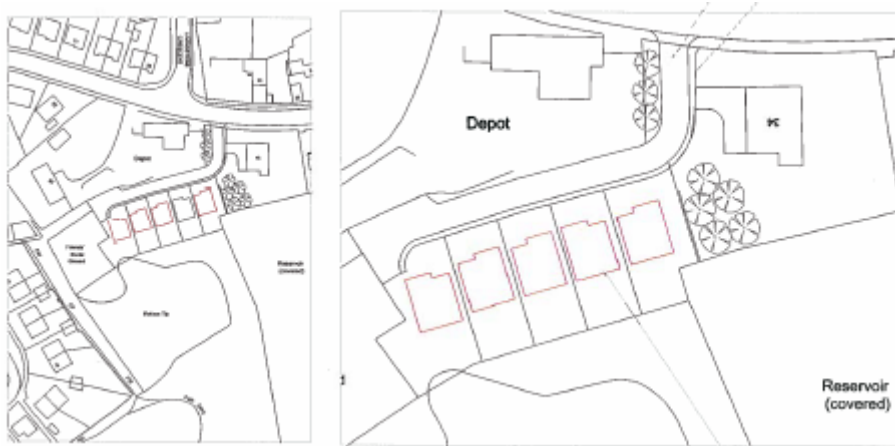
To the east of the site is a residential bungalow and associated gardens, to the West are residential properties, including an extended 'L' shaped bungalow in close proximity, to the South is a disused landfill site and covered reservoir and to the North is a depot with storage and office buildings, with Westgate beyond.



Site History

2007/1497 – Construction of access drive and drainage to enable future residential development – approved with conditions

2009/0562 – Erection of 5no. dwellings (outline) – Approved with conditions



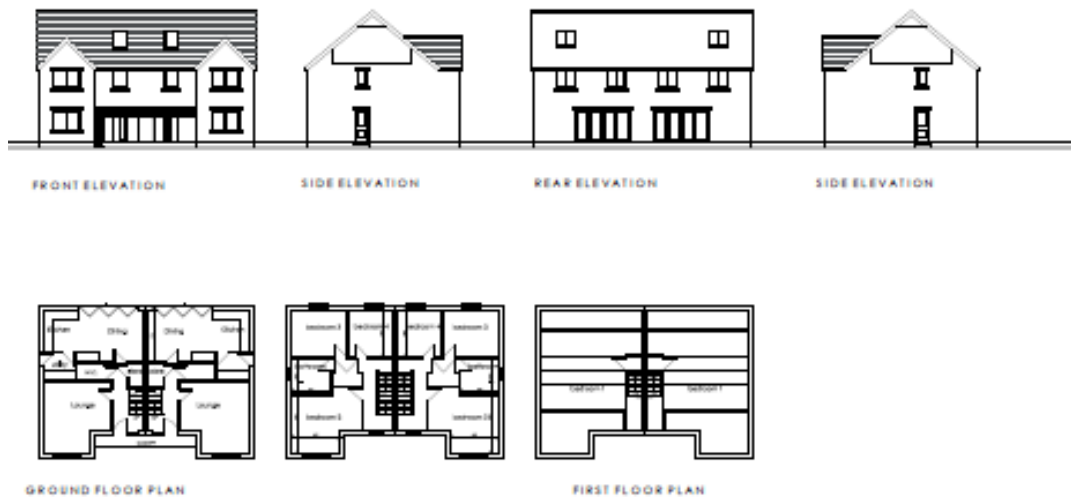
2010/1358 – Erection of 4no. detached dwellings and 1no. detached garage – Approved with conditions



2021/0803 - Erection of 5no dwellings and associated works – approved subject to conditions



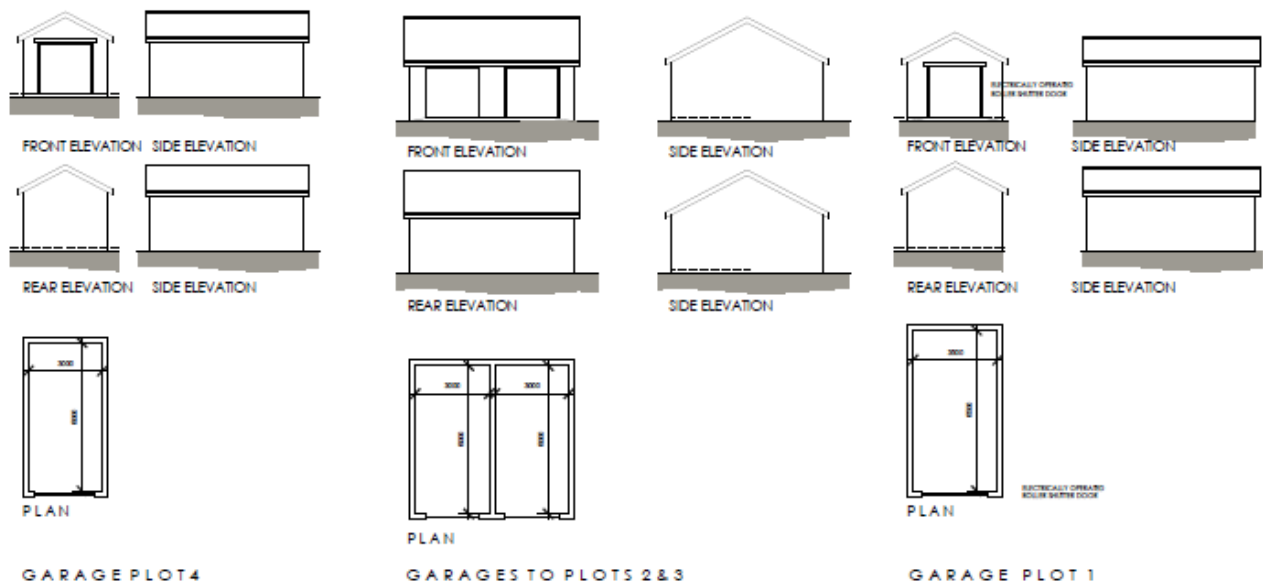
Plots 1-4



Plot 5



2021/1590 - Variation of condition 2 (approved plans) of planning permission 2021/0803 to add garages to plots 1-4 - Erection of 5no dwellings and associated works – approved

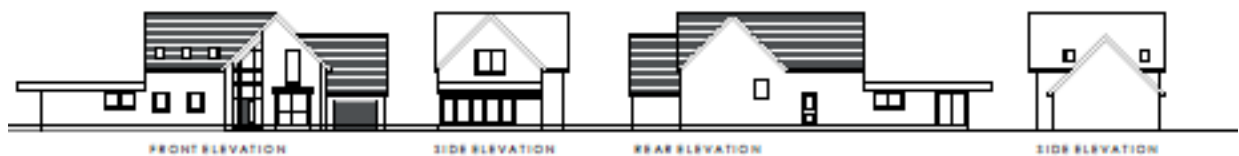


Proposed Development

The application relates to the previously approved plot 5. The applicants propose to increase the ridge height of the attached pitched roof garage and add pitched roof dormers to the front and rear roof planes. This would create a 5th bedroom above the garage. Internally the ground floor would remain as previously approved. On the first floor the previously approved bedroom 2 would be reduced in size and the bathroom and en-suite would be merged to create a larger bathroom. This would allow for a corridor to access the space above the garage.

There are also some relatively minor fenestration amendments proposed on the front and rear elevations.

Approved Elevations



Proposed Elevations



Approved Floor Plans



Proposed Floor Plans



Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

Policy BIO1 Biodiversity and Geodiversity

Policy CC1 Climate Change

Policy CC2 Sustainable Design and Construction

SPD's

Those of relevance to this application are as follows:

- Designing of housing Development
- Parking

Other

South Yorkshire Residential Design Guide

NPPF

The NPPF 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.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 91 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 111 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 126 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. 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.

Consultations

Ward Cllrs – No comments

Representations

21 neighbours were consulted on the application. No objections have been received.

Assessment

Principle of development

All new dwellings proposed must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy. In addition, development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the possible future development of a larger area of land.

The footprint and positioning of the dwelling is not altering as a result of the amendments. As such, this application will focus on the implications the increased ridge height, the inclusion of the dormers and the fenestration amendments may have under the following headings;

Residential amenity

The attached garage is immediately adjacent to an existing residential property and is orientated to the South, however, the ridge height increase is relatively modest and the gable of the garage is adjacent to the shared boundary. As such, the increase would not significantly increase overshadowing or result in an overbearing feature compared to what has already been approved on the site.

In terms of the dormers, the front dormer would face down the access road and the proposed habitable room window would not directly face any neighbouring habitable room windows or private amenity spaces, either existing or proposed. The rear dormer would be immediately adjacent to a shared boundary and would be the only habitable room window on that elevation at first floor level. Although the window would face an access track to an adjacent yard area it would have some views of the curtilage of the neighbouring bungalow and dwellings beyond, Therefore, it would be necessary to condition this window to be obscure glazed in order to maintain existing and future residential amenity levels, in accordance with Local Plan Policy GD1. The obscure

glazing would not detrimentally impact the future occupants of plot 5 as the proposed bedroom would be dual aspect with views afforded out of the front dormer.

In terms of the amendments to the previously approved fenestration they are relatively minor and would not have a significant impact on residential amenity. It is acknowledged that a new opening is proposed on the rear elevation at first floor level but that would serve a non-habitable room.

Visual Amenity

Although the ridge height above the garage would be increased over that which was previously approved, it would still sit lower than the main gable of the property as well as the Southern section of the building. As such, the roof above the garage would not be overly dominant or prominent within the immediate area or unbalance the previously approved property.

In terms of the dormers, they are not overly common within the immediate area or within the approved development of the 5 dwellings. However, they incorporate pitched roofs which reflect the gable immediately adjacent. They also line up horizontally with the adjacent openings and rooflights serving the first floor. The front dormer also sits centrally above the garage door below which maintains the balance of the property, in accordance with the guidance set out in SPD 'House Extensions and Other Domestic Alterations'.

Highway Safety

The footprint of the building and the parking arrangements remain as previously approved. The additional bedroom does not trigger a requirement for additional off street parking.

Conclusion

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the revised scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Grant planning permission subject to conditions