

Householder Proforma

Application Ref:

2023/0374

Address:

138 Sackup Lane, Mapplewell, Barnsley, S75 5AR

Neighbour Representations:

No

Property Description:

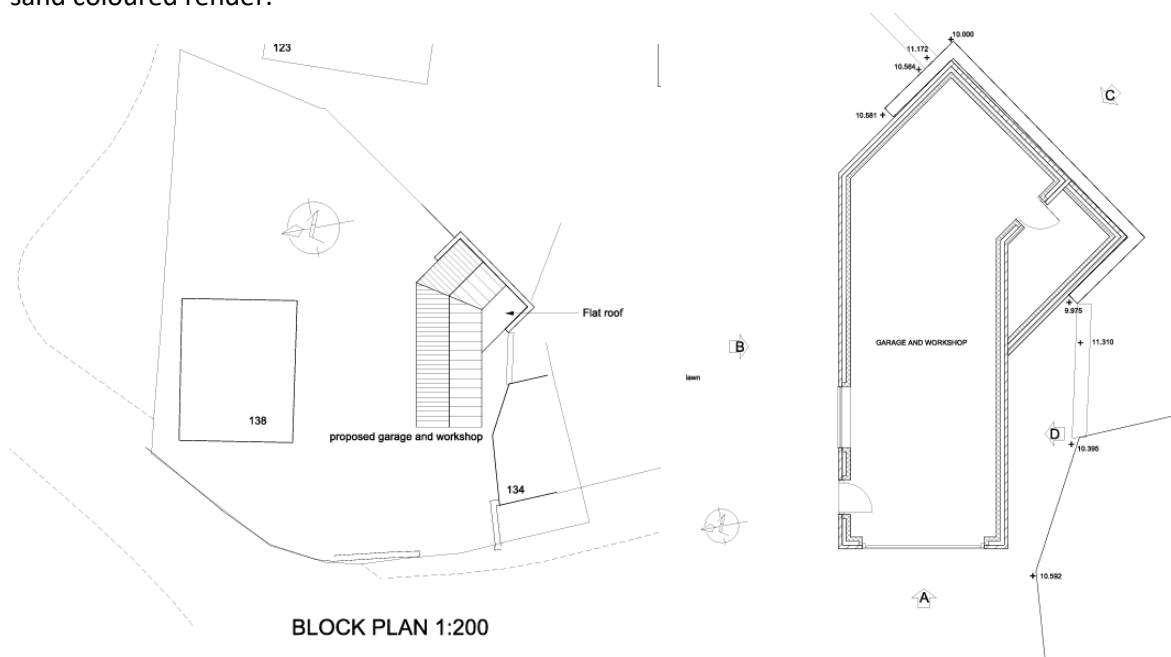
The applicant's property is a detached red brick and stone residential property located on a corner plot between Sackup Lane and Kingsway. The frontage faces North onto Kingsway with a small grassed garden in the frontage which is bound by a mid-height fence and a hedgerow. The vehicular gated access into the site is from Sackup Lane to the West which leads to a hard surfaced parking area and a detached flat roof garage. There is a separate outbuilding on site in the South-Eastern corner. The site is in the Urban Fabric in what is an entirely residential area with a mixture of dwelling types, structures and external materials.

The applicant gained approval for a similar outbuilding in 2019 (ref. 2019/1385) with the planning permission now expiring.

Proposed Extension:

The applicant is seeking approval for the removal of the two outbuildings on site and the erection of a single storey detached outbuilding. The application is effectively a resubmission of the outbuilding approved under 2019/1385. However local planning policy in reference to domestic outbuilding has now been amended and an amended plan was received reducing the length of the garage by 2m.

The amended plans now show an outbuilding in an irregular hexagon shape with a total footprint size of 54sqm. The outbuilding is split between two areas, one of which houses a garage/workshop and the other being a general storage area. The outbuilding is also split between two roof types with a pitched roof with a height of 2.1m to the eaves and 3.04m to the roof ridge, connected to a flat roof with a height of 2.1m. The outbuilding is to be constructed from a mixture of coursed stone and sand coloured render.



Householder Proforma



UDP Designation: Housing Policy

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: None

Acceptable in Principle: Yes

Outbuilding*

	Yes / No (include comment if required)
1. single storey?	Yes
2. height to eaves 2.5m or less?	Yes
3. sympathetic design and materials to main dwelling?	Yes (The outbuilding is effectively a resubmission of the 2019/1385 approval but since this time, the SPD has changed its wording in reference to domestic outbuildings with an emphasis on smaller outbuilding. An amended plan has therefore been submitted which shows a reduction in the length of the garage by 2m and reducing the overall footprint of the garage to 54sqm from 62sqm. This is still relatively large for ancillary domestic purposes however the outbuilding now clearly has a smaller footprint than the two storey host dwelling, is single storey and set at a lower level to the host dwelling, and does not take up a disproportionate area of the remaining undeveloped garden space (15%). It also has a restrained height at a maximum height of 3.05m. The building would also replace an existing garage and outbuilding and the building would be set back further in the site, close to the more dominant neighbouring' two storey property, than the existing garage therefore reducing its prominence on the streetscene. The bulk of the building would therefore not be as prominent on the streetscene due to its linear appearance back into the site and would appear as a single garage from most views. For these factors

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	the proposed development in this case is therefore considered to be in line with the SPD for House Extensions and is acceptable).
4. If room in the roof space, is it storage only?	N/A

Note – There were initial concerns regarding the proposed garage's impact upon the residential amenity of the neighbouring property at no. 134 Sackup Lane, in particular its rear garden space which would be enclosed. However, the existing outbuildings on site already enclose the neighbouring garden area to a certain degree, with the outbuilding set to the North reducing any overshadowing impact. It is not felt that the proposed outbuilding would result in a significant detrimental impact on the amenity enjoyed by the neighbouring property. The closest part of the outbuilding will also be flat roofed, reducing its impact on this dwelling and the length has been reduced by 2m. On balance, the applicant's property already has a similar impact upon no. 134 with the impact being slightly increased. No. 134's window will face onto the flat roofed section of the outbuilding rather than the higher and bulkier pitched roof section. The proposed development is considered to be acceptable in terms of residential amenity. A condition will be attached to the approval notice which ensures that the outbuilding will be used for domestic purposes only and shall at no point be used for commercial/business activity or for an independent residential use.

Recommendation:

Approve with conditions