
2024/0027

Applicant: Ms D Standish

Address: 6 The Green View, Shafton, Barnsley, S72 8PW

Description: New roof to attached outbuilding, and internal alterations to form shower room to 2 storey semi-detached dwelling

Site & Location Description:

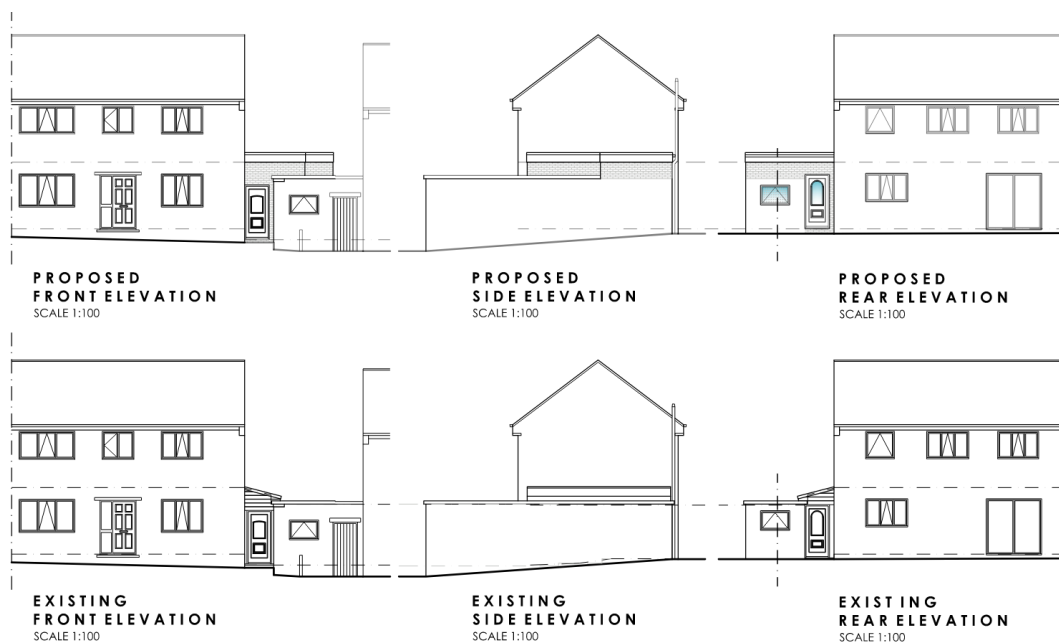
The dwelling is an early to mid-twentieth century red brick semi-detached dwelling with a red tiled, side gable roof and presumably an original shared outbuilding with the neighbouring dwelling of No.4, a common feature within the street. As in common with other dwellings on the street and with similar style dwellings in the borough, the dwelling has created an informal covered walkway/extension in the gap between the dwelling and the outbuilding.

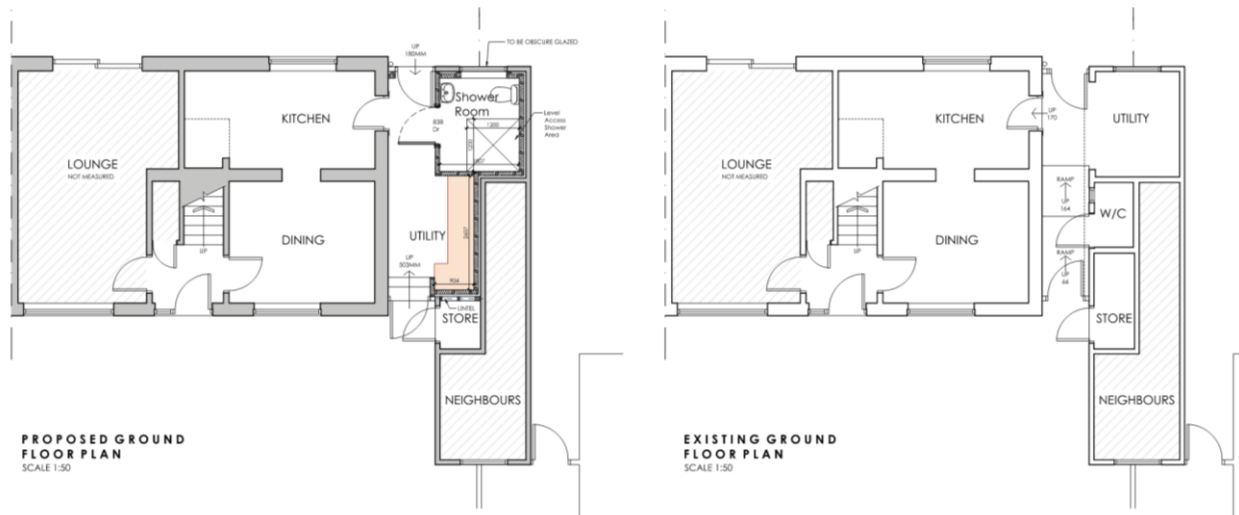
Planning History: None

Proposed:

The proposal relates to the formalisation of the proposed outbuilding and walkway into a side extension, with a new roof and the internal creation of a shower and utility room. The proposal is for the benefit of a disabled resident.

Existing and Proposed Elevations and Floor Plans





Approximate Measurements:

	Original Outbuilding	Overall Size	No.6 Share	Informal Extension	No.6 new Size
Now	19.79 sqm	25.58 sqm	10.15 sqm	5.7 sqm	n/a
Proposed	n/a	25.58 sqm	15.87 sqm	n/a	15.87 sqm

The length and width of the outbuilding remain unchanged, the overall height and eaves height are detailed below. The informal extension was at a higher ground level than the outbuilding, and the increased heights of the proposed outbuilding only apply to the section owned by the applicant, with remaining section of the outbuilding remaining unaltered. There are no proposed changes to the actual dwelling, except for the informal extension between the dwelling and the outbuilding.

- **Informal Extension Eaves Height: 2.12m**
- **Informa; Extension Roof Height: 2.99m**
- **Original Outbuilding Eaves Height: 2.54m**
- **Original Outbuilding Eaves Height: 2.82m**
- **New Outbuilding Eaves Height (No.6's section): 2.91m**
- **New Outbuilding Roof Height: (No.6's section): 3.26m**

Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; No comments were received.

Consultees:

Parish Council: No comments or objections received

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. 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 on 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.

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, relevant policies include:

Section 12: Achieving well-designed and beautiful places -

The creation of high quality, beautiful and sustainable 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Local Plan

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

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.

SD1: Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

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.

T4 – New Development & Highway 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.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Principle of development

The site is located within land designated as Urban Fabric. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

The planning application proposes to formalize the current informal use of the applicants share of the outbuilding and the space between the outbuilding and their dwelling. Along with a proposed new roof and increase in height level, most of the proposed works are internal changes to the outbuilding. Broadly its use would be like what it may be used for currently and would not have a detrimental impact on the neighbouring use of their section of the shared outbuilding, or to their or future residents' residential amenity otherwise. Equally, there would be no impact upon the residential amenity of other residents within the street.

Visual Amenity

The outbuilding's footprint would remain the same but with an increase in height and a new flat roof proposed for the section of outbuilding owned by the applicant, and the space between their dwelling and the outbuilding. This would cause visual change to the original character of the outbuilding and consequently the dwelling. However, for whatever the reason for the design of the proposed flat roof and height increase was made, which may be for economic reasons, the reuse and repurpose of an existing outbuilding is more sustainable than demolition and rebuilding. As such whilst, the proposal does not excel visually, on balance, it does not look significantly out of character with the dwelling and should not impose any significant harm upon the street scene, with its sustainability outweighing any minimal amount of visual harm caused.

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Summary

Overall, there is no impact on residential amenity or highways safety and only the potential for a minimal amount of harm to the character of the dwelling and visual amenity of the street scene. On Balance, there is not strong enough grounds to refuse the proposal.

Recommendation: Approve with conditions