
2023/1059

Mr Ryan Thompson

114A Hoyland Road, Hoyland Common, Barnsley, S74 0AS

Side garage extension.

Site Description

The application relates to a plot located on the western side of Hoyland Road north of the junction with Fearnley Road and in an area that is principally residential.

The property in question is a two-storey detached rendered dwellinghouse. The property adopts a pitched roof with red coloured interlocking roof tiles and features a stone-built porch to the front with a lean-to roof and red coloured roof tiles. The curtilage of the property is divided by timber fencing. To the east is an area of hard surfacing utilised for parking. To the west is a private garden space which accommodates a couple of detached outbuildings and a side conservatory. Boundary treatments comprise a mix of stone-built walls, timber fencing and hedges.



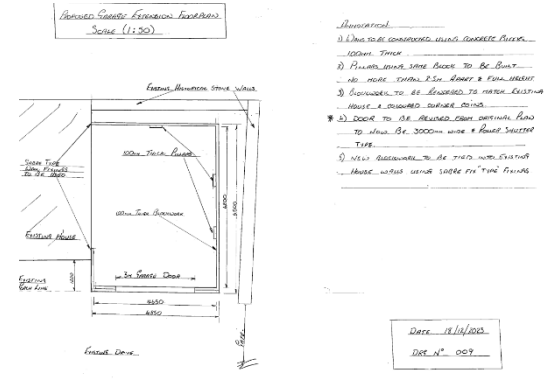
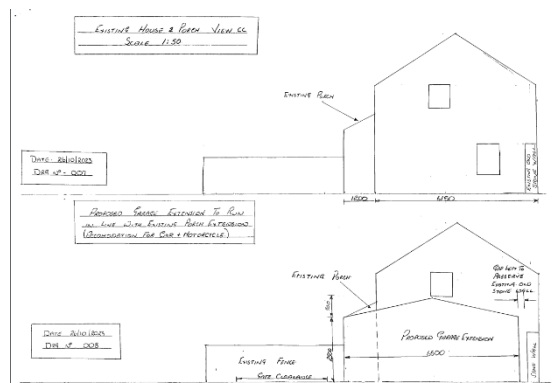
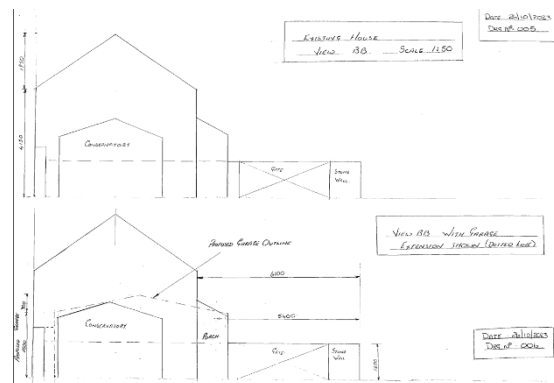
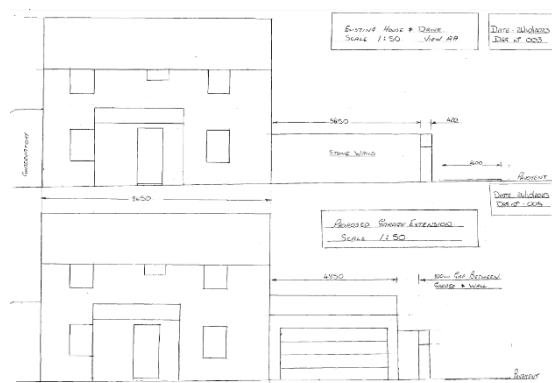
Planning History

There are no previous planning applications associated with the application site.

Proposed Development

The applicant is seeking approval for the erection of a single storey attached garage to the side of the dwellinghouse.

The proposed garage would be constructed of blockwork and rendered to match the existing property. The garage would project from the eastern side elevation of the dwellinghouse by approximately 4.85 metres with a depth of approximately 6.5 metres. The garage would adopt a gable roof with an approximate eaves and ridge height of 2.5 metres and 3.2 metres respectively.



- Notes:
1. The house is to be constructed using concrete blocks.
 2. The house is to be constructed using concrete blocks.
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DATE: 18/11/2020
DISE: N° 007

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 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.

Local Plan Allocation – Urban Fabric

The application site is allocated as urban fabric within the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

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; reflecting the principles of the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Supplementary Planning Document: Parking

This document establishes parking standards in relation to development size and type.

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. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed and beautiful places.***

Other Material Considerations

South Yorkshire Residential Design Guide 2011.

Consultations

Highways DC were consulted on the application and no objections were raised.

Representations

Neighbour notification letters were sent to surrounding properties and no representations were received.

Assessment

Principle of Development

Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Visual Amenity

The proposal would be partially visible from the public realm of the principal highway with the clearest views to the south of the application site.

The proposed garage would project beyond the main front wall of the dwelling which would likely result in the garage having a greater prominence. It would have been preferable for the garage to have been set back from the main front wall of the dwelling or to maintain the form of the existing building. However, the projection is relatively small and reflects the projection of an existing porch to the front of the property. The garage would adopt an eaves height of approximately 2.5 metres and would not exceed two thirds the width of the original dwelling (in compliance with the SPD). As such, it is not considered that the proposal would significantly detract from the significance or character of the host dwelling and would remain subordinate.

The proposed garage would adopt a timber framed gable roof with matching or similar roof tiles and would be constructed of blockwork and rendered to match the appearance of the existing dwelling. The corner blockwork would be coloured to match the quoining of the existing dwelling.

The proposal is therefore considered sympathetic to the main dwelling and consistent with the character of the street scene and are considered acceptable and in compliance with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The proposed garage would be erected to the side and front of the host property between its gable wall and the eastern boundary line. The garage would be located to the south of 116 Hoyland Road. It is acknowledged that the proposal could contribute to increased levels of overshadowing. However, the neighbouring property is set in from the boundary line and set back from the proposed development location and the proposal would adopt a restrained roof height, therefore lessening any potential impact on 116 Hoyland Road. The garage would feature no windows but would block an existing ground floor window serving a habitable room, therefore, reducing light levels into a main living area. However, the room will continue to be served by a south facing window. Therefore, it is not considered that the amenity of the occupants of the host dwelling would be significantly detrimentally impacted nor is the proposal considered to result in significantly increased levels of overshadowing, overlooking, or reduced levels of outlook.

The proposal is therefore not considered to be overbearing, resulting in increased overshadowing, overlooking, or reduced levels of outlook that would significantly increase beyond existing levels of impact that are likely to be experienced and tolerated, and is considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Highway Safety

Detailed floor plans of the existing dwelling have not been provided. However, the applicant states that the dwelling is a two-bedroom property. As such, one off-street parking space should be provided within the curtilage of the dwelling. The application site currently utilises an area of hardstanding to the front and side of the property to accommodate off-street parking. The proposed garage would reduce the total area of hardstanding available but would also provide a suitable alternative to maintain current levels of off-street parking. Highways DC were consulted on the proposal and no objections were received. Therefore, it is considered that highway safety would be maintained to a reasonable degree and the proposal would be acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Recommendation

Approve with Conditions