
2023/0563**Applicant:** Mr Dorkins**Address:** 6 Saffron Court, Wombwell, Barnsley S73 0AP**Description:** Single storey front/side garage extension

Site & Location Description

Saffron Court is a circa 2005 development located off Mayflower Way, a short link road from the A6333 Valley Way/Mitchells Way roundabout and Park Road at the edge of Wombwell town centre. On a secluded section of the small development is a block of four townhouses and a separate end terrace dwelling of a terrace predominately on Mayflower Road.

The dwelling itself is a three-story red brick end terrace townhouse with a grey tiled cross gable roof. Since construction, a small rear extension has been added in 2011 and in 2020, the internal garage of the dwelling has been converted into living accommodation, with a bow window replacing the previous garage door. The dwelling additionally features a front canopy which stretches across the front elevation. Vehicle access to the dwelling is via Saffron Court but pedestrian access is additionally available from a rear alleyway leading off Mayflower Road.



Local Plan Allocation: Urban Fabric

Planning History:

- B/2004/1311/WW - Residential Development - Erection of 31 No. dwellings and 27 No. apartments - Approved with conditions 30th November 2004

Proposed Development

The proposal is for an attached garage to be constructed at the side of the dwelling but projecting forward beyond the front elevation by 2.48m. The total length of the proposal would be 6m with a side projection of 2.5m on the rear elevation of the proposed garage, increasing to 2.9m on its front elevation, this due to the narrowing side boundary between the front and rear elevations of the dwelling. The garage is proposed to be constructed of matching brickwork to the dwelling and would partially feature a with cross gable roof, matching the dwelling and linking with the existing canopy on the front elevation. Where the garage would extend rearwards beyond the front elevation, the proposed roof would be flat.

Existing and Proposed Elevations and Floor Plans



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.

Local Plan Policies

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

House Extensions and other Domestic Alterations

NPPF

The National Planning Policy Framework set 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.

In respect of this application, relevant policies include:

Section 12 - Achieving well designed places.

Consultations

Highways DC: Highways confirmed that whilst the proposal would not meet the space standards currently required for a garage to be considered in calculation of formal parking requirements (a minimum of two spaces for three-bedroom dwellings), enough parking provision and turning space would remain with the dwelling's curtilage.

Representations

Letters were sent by post to nearby neighbours, no responses were received.

Assessment

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

As the proposal would be wholly constructed within the curtilage of the applicants dwelling, away from neighboring dwellings and next to the brick wall boundary with Mayflower Road, there would be a negligible impact upon the amenity neighbors.

Visual Amenity

The dwelling has undergone renovation in 2020, which included the conversion of the integrated garage into a habitable room. Whilst the conversion was permissible under permitted development rights, the addition of a bow window, instead of a standard window and the addition of a front canopy would have required planning consent, for which there is no record.

The original street scene consisted of a block of four identical town houses, each with a small porch canopy above their front doors. Today three of the dwellings retain their similarity and support maintaining the blocks' strong identity within the wider estate. As the applicant's dwelling is at the far end of the block, the current deviation in design introduced by the canopy and bow window has a less prominent effect upon the street scene but nevertheless still an impact. However, if the proposal that forms this application was to be constructed, it would result in a significant and detrimental impact regarding the character of the dwelling, highlighting the already out of character canopy, and would further harm the street scene through introduction of an extension projecting beyond the front elevation of the estate to the detriment of the character of the property and the immediate streetscene. This would be contrary to Policy D1 and the Supplementary Planning Guidance on house extensions.

Highway Safety

Highways DC confirmed no impact upon highway safety.

Summary

As the proposal does not comply with guidance outlined in SPD House Extension and Other Domestic Extensions and with Local Plan Policy D1 High Quality Design and Place Making, by proposing a structure which would be out of character and harmful to the visual amenity of both the dwelling and the street scene, the proposal should be refused on those grounds.

Recommendation: Refuse