
2023/0594**Applicant:** Mr M Francis**Address:** 42 Poplar Avenue, Shafton, Barnsley S72 8PU**Description:** Detached Garage

Site & Location Description

Poplar avenue is located in a mid-1970's housing estate which is predominantly made up of semi-detached bungalows, which originally consisted of circa 3 bungalows for every house. Located within a large corner plot at the junction of Poplar Avenue and Park View, the application dwelling is a buff-coloured semi-detached bungalow with a cross gable, grey tiled roof. Approximately three quarters of the front garden is hardstanding and used as parking provision, the remaining garden is lawn. The front boundary is semi open with a low fence running around the remaining front boundary. In line with the bungalow is a low gate on the left-hand side, leading to a driveway and existing small garage. On the right is a higher fence which runs from the bungalow to the side boundary and continues around to the rear of the dwelling, creating an enclosed rear garden. The rear garden is lawned with a small area of decking and a large privet hedge running internally adjacent to rear and rear side boundary fence.



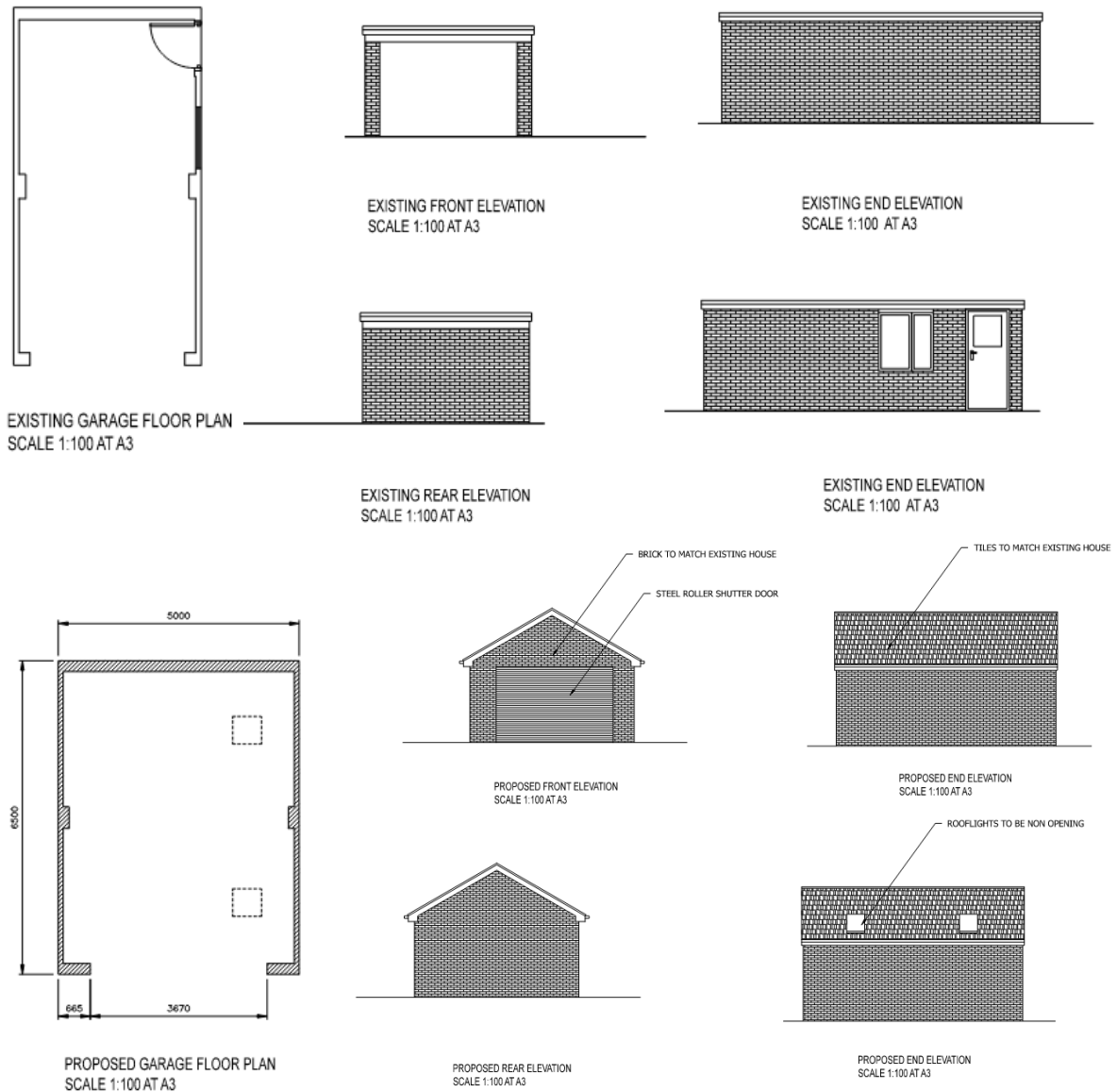
LOCATION PLAN
SCALE 1:1250 AT A3

Local Plan Allocation: Urban Fabric**Planning History:** None**Proposed Development**

The proposal is for a detached garage with a dual pitched roof to be constructed in replacement of the existing and smaller detached garage.

Both the brickwork and tiles are proposed to match the existing dwelling and the only door would be a steel roller shutter door. In contrast to the existing garage, there would be no windows and no secondary door, only two non opening roof lights on the elevation facing into the dwellings garden.

Existing and Proposed Elevations and Floor Plans



Measurements

Existing Garage

Width: 3.43m

Length: 6.56m

Roof Style: Flat

Maximum Height: 2.28m

Eaves: 2.10m

Proposed Garage

Width: 5.18m

Length: 6.95m

Roof Style: Dual Pitched

Maximum Height: 4.25m

Eaves: 2.58m

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 (SPD)

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 there is ample existing parking and turning space within the site and the proposals do not affect this.

Parish Council: No comments received

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 and detached outbuildings 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

Although a larger and higher garage than the existing garage is proposed, the development would have a minimal effect upon the two neighboring dwellings. Although close to the boundary, as is the existing garage, the closest points between the proposed garage and the neighboring dwellings are over 4m, and there are no windows within the garage, only two roof lights which are located to face the dwellings garden and onto Park View.

Visual Amenity

There would be no visual impact caused to either the dwelling or the area. With the materials proposed to match the existing dwelling, what would be seen of the garage due to a high boundary fence, would retain a similar style to the existing dwelling and the style of the front extension of the neighboring dwelling on Park View. The garage would also remain subordinate to the existing dwelling.

Highway Safety

Highways DC confirmed there would be no impact upon highway safety

Summary

Due to the height and proximity to the boundary, the proposed development exceeds the limitations of permitted development. However, with a minimal and insignificant effect upon residential amenity and no impact on highway safety, the requirements of local policies GD1, SD1 and T4 have been met. The proposals are also compliant with the SPD House Extensions and Other Domestic Alterations and local Policy D1 High Quality Design and Place Making

Recommendation: Approve with Conditions