

2023/0681

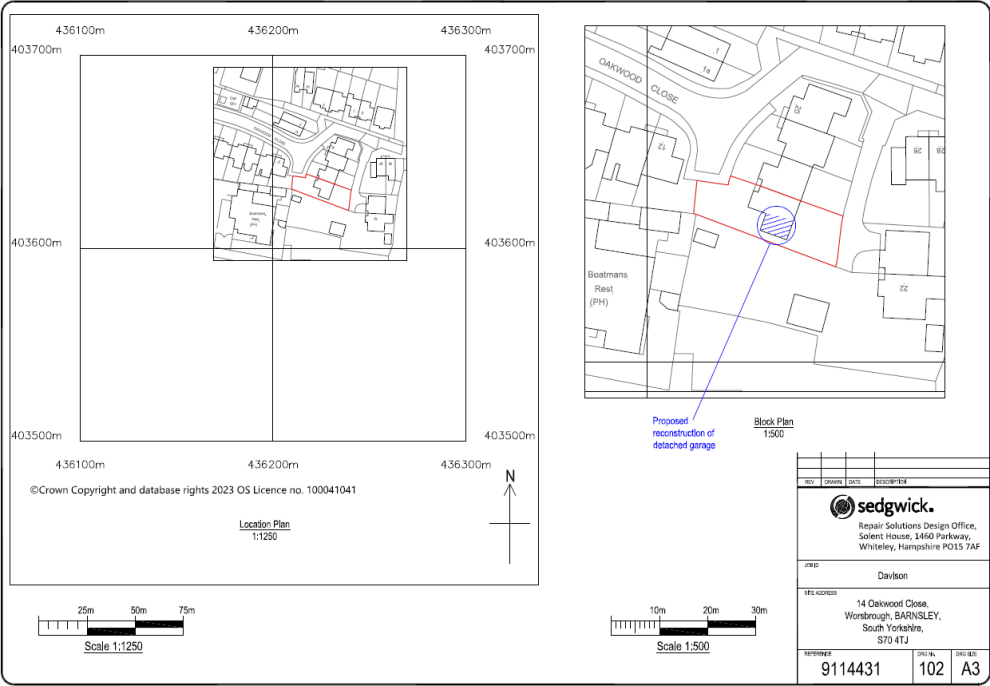
Mrs Angela Davison

14 Oakwood Close, Worsbrough Dale, Barnsley, S70 4TJ

Demolition and reconstruction of existing single attached garage following subsidence damage.

Site Description

14 Oakwood Close is a two-storey semi-detached property located in Worsbrough Dale. It is constructed of brickwork and features a pitched roof utilising grey interlocking roof tiles. The application property is fronted by an existing driveway which extends to the side of the dwelling and provides access to an existing brick built single storey garage. Oakwood Close comprises of other two-storey semi-detached dwellings of a similar scale and appearance.



Planning History

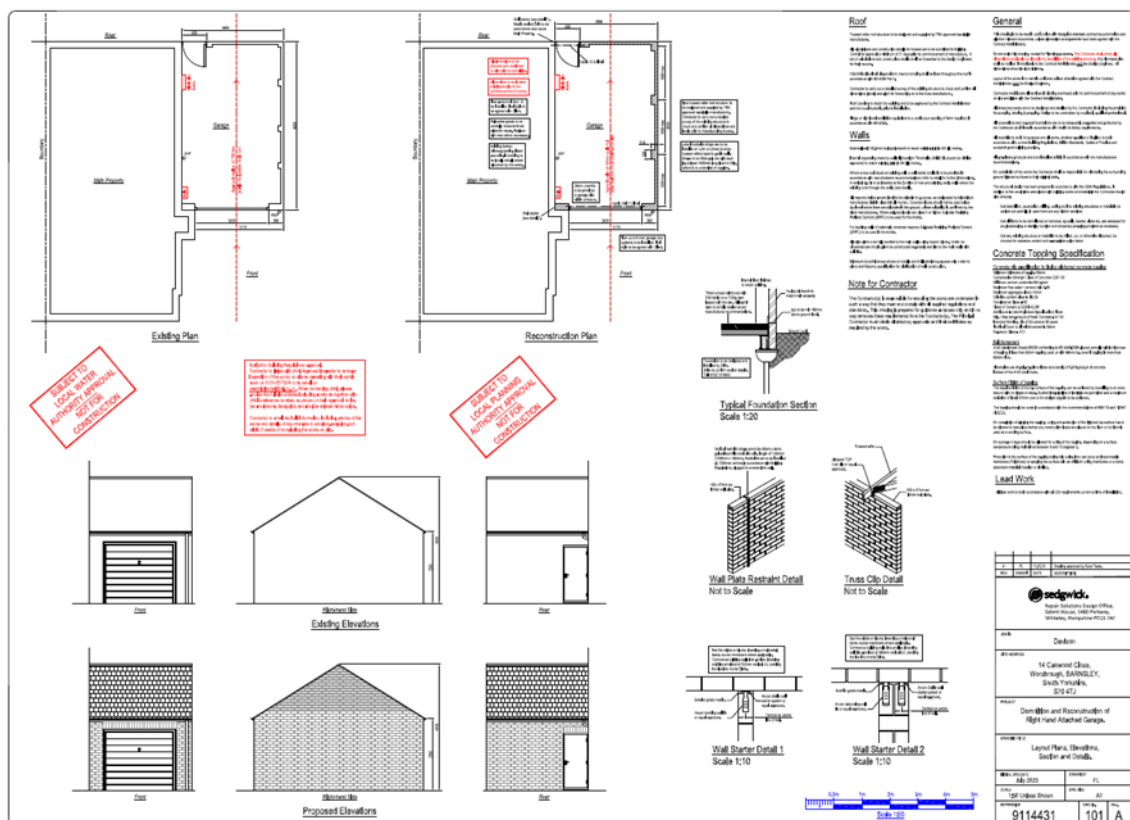
There are 4 planning application associated with the application dwelling, however the most relevant one is for the erection of a private garage.

B/87/1485/WB - Erection of private garage – Approved with conditions.

Proposed Development

The applicant is seeking approval for the demolition and reconstruction of an existing single storey garage to the side of the dwelling, due to subsidence.

The proposed garage would be built as a like-for-like replacement. It would project from the southern side elevation of the original dwelling by approximately 3.7 metres and would be setback approximately 4 metres from the main front elevation. It would feature a pitched roof with an approximate eaves and ridge height of 2.6 metres and 4.5 metres respectively. The proposed garage would use brickwork and grey interlocking roof tiles.



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 site is allocated as Urban Fabric within the adopted Local Plan, which has no specific land allocation and 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, specifically larger homes require a greater parking provision.

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 places.***

Consultations

South Yorkshire Mining Advisory Service (SYMAS) and Building Control were consulted on this application and no objections were received.

Representations

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

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing; extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity, and highway safety.

Residential Amenity

Proposals for extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that extensions to the side of a dwelling '*should not have an excessive sideways projection (i.e., more than two thirds the width of the original dwelling).*' In this instance the original dwelling has a width of approximately 4.8 metres and the proposed garage would extend beyond the southern side elevation at approximately 3.7 metres. Whilst the proposals do exceed more than two thirds the width of the original dwelling (approximately 3.2 metres), the difference of 0.5 metre is minimal. Moreover, the proposed garage is a like-for-like replacement of a previously approved structure; therefore, the garage is not considered to be overbearing and is unlikely to result in any significant impacts regarding overshadowing, overlooking, loss of privacy and reduced outlook.

The proposed garage would be located to the north of the garden of adjacent neighbouring property, 22 Oakwood Close. As such impacts regarding overshadowing are generally considered to be less harmful due to the movement of the sun path. Nevertheless, the proposed garage is a like-for-like replacement, therefore, impacts regarding overshadowing are not expected to significantly increase beyond existing levels of impact.

Regarding overlooking and loss of privacy there are no provisions for any windows to be inserted into the side elevation of the garage; therefore, the proposals are not considered to result in unduly harmful impacts. Additionally, the proposed garage would not be built as to obstruct any habitable room windows of neighbouring properties; as such, it is not considered that the proposals would result in reduced outlook.

The proposals, therefore, are considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

The proposed extension would not be directly visible from the public realm of Oakwood Close.

The SPD states that '*materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible*' and that '*a single storey side extension should reflect the design of the existing dwelling in terms of roof style*'.

The proposals show that brickwork and roof tiles are to match the external materials used in the construction of the original dwelling and that the proposed garage would feature a pitched roof that would sympathetically reflect the style and pitch of the roof of the original dwelling.

Overall, the proposed garage would follow the form of the original dwelling and be proportionate to its scale. It would also adopt sympathetic features and external materials that reflect the style and character of the original dwelling and surrounding area.

The proposals, therefore, are 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.

Highway Safety

The application site benefits from existing off-street parking to the front and side of the dwelling and an existing attached garage to the side and rear of the dwelling.

The proposed garage is a like-for-like replacement in a similar location within the application site; as such, it is not considered that the proposals would interfere with existing arrangements that could result in increased on-street parking, therefore, maintaining highway safety to a reasonable degree.

The proposals, therefore, are considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Recommendation

Approve with Conditions