2023/0185

Mr D Bann

Erection of detached outbuilding

1 Chapel Croft, Hemingfield, Barnsley, S73 0PL

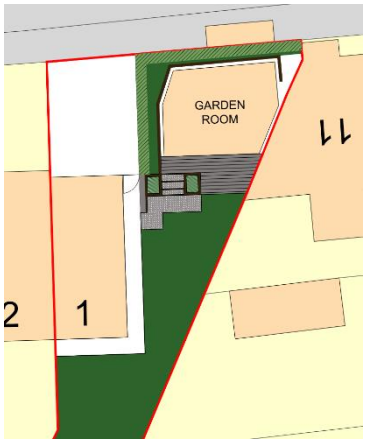
Site Location & Description

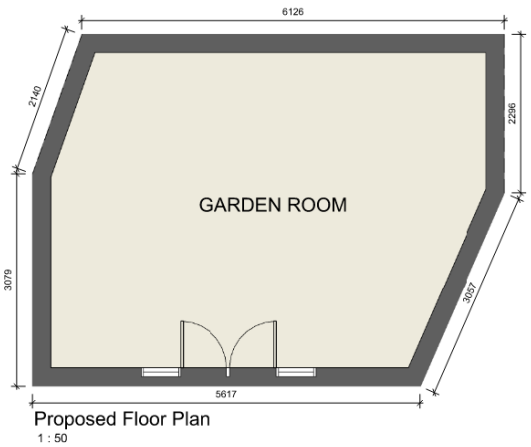
Chapel Croft is a small modern housing development located off School Street, Hemingfield, a main route linking the village to the A6195. The area is generally residential in nature with a mix of housing types, styles, and construction materials.
Chapel Croft comprises of five blocks consisting of two or three properties; the dwellings front onto School Street and are set lower than it, with a retaining wall along the front boundary. Vehicular access is provided by a communal driveway which allows access to the rear of the dwellings.

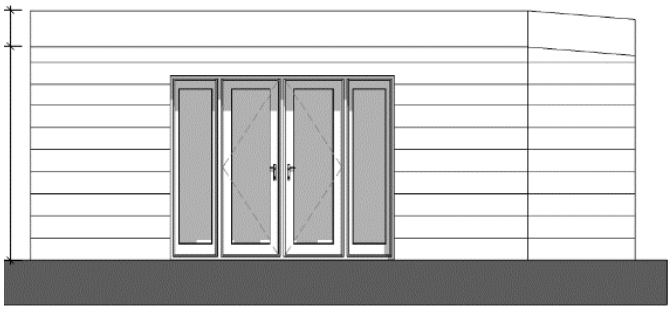
The application relates to a two and a half storey, end terraced, stone-built dwelling located on the southern side of School Street. The dwelling benefits from a small front and modest rear garden with parking to the rear. The property also benefits from an area of land to the east of the property, between it and the neighbouring dwelling.

Proposed Development

The applicant seeks permission for the erection of a single storey detached outbuilding located to the east of the dwelling; the outbuilding is to have a unique shape but will have a maximum width of 6.85m and a maximum length of 5.1m with a height of 2.8m.
The outbuilding is to be located to the side of the existing dwelling between the dwelling and School Street. The existing conifer boundary hedge is to be retained as part of the development.







Proposed Front Elevation
1 : 50

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 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

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 GD1 General Development
Policy D1 High Quality Design and Place Making
Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Consultations

None

Representations

Neighbour notification letters were sent to surrounding properties; no comments have been 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, including outbuildings, are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

Visual Amenity

The outbuilding, whilst designed with a flat roof and would be located between the dwelling and School Street it would be screened from School Street by an existing conifer hedge, approximately 3m in height above the pavement level, 4m from the garden area beyond, which would screen the proposal from the highway. The plans indicate that the hedge is to be retained, however a condition will be included to ensure its retention.

In addition, due to the building having frontages onto School Street and Chapel Croft it could be argued that the building is in the rear garden, if the frontage to Chapel Croft is considered to be the principal elevation. However, it is acknowledged that there are arguments to consider either street frontage as the principal elevation. Notwithstanding this, the building, whilst screened by the conifer hedge, is to be of a timber, cedar clad construction which will eventually weather to reduce its visual impact further.. Therefore, it is considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Residential Amenity

The proposed outbuilding would be located to the west of the neighbouring property, adjacent to its side elevation. It is not considered that the proposed outbuilding would increase levels of overshadowing or reduce levels of outlook given the outbuilding is located within the building line of the neighbouring dwelling and the windows located on the side elevation serve the first-floor level when viewed from School Street.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1.

Highway Considerations

The proposal does not result in the loss of off-street parking nor a requirement for additional provision and as such the scheme is considered acceptable in terms of its impact on highway safety.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions