

Householder Proforma

Application Ref:

2023/0056

Address:

28 Tenters Green, Worsbrough, Barnsley, S70 5HG

Application Description/Background:

The application is a resubmission of a previously refused development (application ref. 2022/0316) which was subsequently dismissed at appeal.

Site Description:

The application site refers to a detached red brick residential dwelling located on the corner of Tenters Green and Vernon Road in Worsbrough Dale. The main access door of the dwelling is on the East elevation facing Vernon Road with a grassed garden to the North and East. The site is separate from the street by a stone boundary wall. Vernon Road has a North-to-South slope with the dwelling being at a slightly higher level than both Tenters Green and Vernon Road.

The site is located within the Urban Fabric in an entirely residential area with a variety of dwelling types, structures, sizes and external materials nearby. Most, if not all, nearby properties benefit from some form of off-street parking.



Householder Proforma

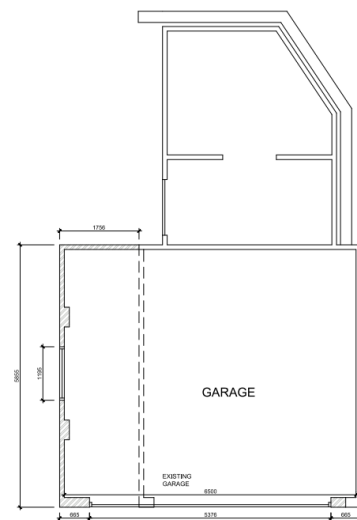


Neighbour Representations:

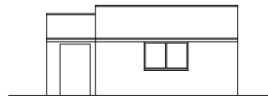
No

Proposed Extension:

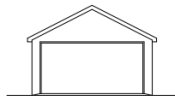
The applicant is seeking approval for the erection of a single storey side extension to the existing garage and alteration to the roof design which effectively raises the roof ridge height from 3.65m to 4.05m. It is a resubmission compared to the previous refused application ref 2022/0316, which was subsequently dismissed at appeal.



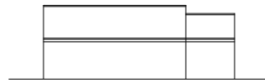
Householder Proforma



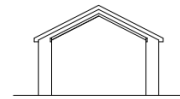
Existing Side Elevation
Scale 1:100



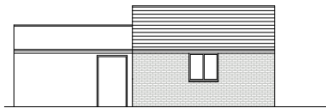
Existing Front Elevation
Scale 1:100



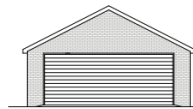
Existing Side Elevation
Scale 1:100



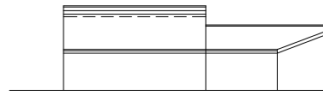
Existing Rear Elevation
Scale 1:100



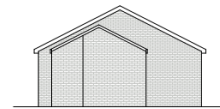
Proposed Side Elevation
Scale 1:100



Proposed Front Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100

UDP Designation: Housing Policy

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

2018/0383 - Alterations to roof including increase in height of property, two storey rear extension and single storey extensions to detached garage (approved with conditions)

2021/1182 - Construction of new boundary wall to front and sides (2.3m high on front section) and a 1.5m high fence positioned above (approved with conditions)

2022/0316 - Erection of single storey extensions to the front, side and rear of existing detached garage and upward extension to the roof height to a create double garage with storage rooms to the rear - Refused for the following reason:

In the opinion of the Local Planning Authority, the proposed extensions would result in a detached outbuilding that is excessive in height, scale and massing; appearing as an incongruous and dominant feature, not being a scale or design, which harmonises with the dwelling, or appears subordinate when compared with the host dwelling. The resultant outbuilding is situated in a very open and prominent corner plot which accentuates the issues in regard to the excessive size and scale of the resultant outbuilding. The proposal is therefore contrary to Local Plan Policies GD1 'General Development, D1: High Quality Design and Place Making and the Supplementary Planning Document (SPD): House Extensions and Other Domestic Alterations.

The refused application was subsequently dismissed at appeal.

Acceptable in Principle: Yes

Garage extension:

	Yes / No (include comment if required)
1. single storey?	Yes
2. height to eaves 2.5m or less?	Yes
3. sympathetic design and materials to main dwelling?	Yes (The proposal is a re-submission of a much larger garage extension (Application ref. 2022/0316) which was refused and dismissed at appeal – see full reason for refusal above. The primary

Householder Proforma

	concerns raised previously were in relation to the size and scale of the proposed extension and the resultant total size of the garage. Alongside this, the proposed garage was to be forward of both the front elevation of the garage and principal elevation of the dwelling. The refused application was therefore considered to have a detrimental impact on the character of the dwelling and the street scene in that it does not harmonise with the existing layout of development in the area, in what is an open and visible corner plot. The proposed extension to the garage (10sqm) is significantly smaller in size and scale than the one previously proposed (40sqm) Also, the total footprint size of proposed garage now measures 56sqm compared to 86sqm (under 2020/0316). The proposed total footprint is now more in line with the expected footprint for domestic outbuildings and is now considered to be subservient to the host dwelling. Additionally, there were concerns raised during the assessment of 2022/0316 that the proposed garage was forward of the principal elevation of the dwelling and therefore was more prominent in the street scene. The proposal has rectified these concerns with the extension being brought in line with the existing garage frontage and the positioning of the garage is now acceptable. The proposal seeks to raise the roof ridge height of the garage from 3.65m to 4.05m but retains the existing roof style. The raise in roof height is not considered to be excessive. On balance, the amended scheme/resubmission has alleviated the previous concerns of application ref. 2022/0316 in regard to the size and scale of the garage now being subservient to the host dwelling and the common building line no longer being disrupted. The proposed development is now considered to be acceptable).
--	--

Householder Proforma

4. If room in the roof space, is it storage only?	N/A
---	-----

Recommendation:

Approve with conditions