
2023/0373

Mr L Watson

Proposed demolition of existing garden buildings and erection of new garden building with associated access and parking / turning facilities and the erection of a single storey side and rear extension to the existing dwelling

59 Weetshaw Close, Shafton, Barnsley, S72 8PZ

Site Location & Description

The host dwelling is a semi-detached property finished in red brick and render, with dark windows frames and a hipped roof. The property has an open frontage providing off-street parking for multiple cars. The property benefits from a generously sized garden which extends to the side by 9m and over 50m in length (from the rear elevation). The rear garden is predominately lawned and has a long driveway along the western boundary. To the side, there is a double gate which secures the rear garden.

The street scene is relatively varied with a mixture of semi-detached properties; terrace properties and detached bungalows. Some backland development has taken place to the rear of Nos 49-51. The surrounding area is residential in nature, with dwellinghouses surrounding the application site in all directions. Weetshaw Close is a cul-de-sac off Pontefract Road in the Shafton area. Pedestrian access to Cudworth Parkway is provided at the end of the cul-de-sac.

Site History

2022/0759 - Proposed demolition of existing garden buildings and erection of a detached house and garden building with associated access and parking / turning facilities, WITHDRAWN, 23/9/2022

2014/1256 - Erection of 1 no. detached dwelling and detached garage, REFUSE, 11/2/2015 (APPEAL DISMISSED- 21/5/2015)

2013/0844 - Erection of two storey side and rear extension and single storey rear extension with rear timber decking, GRANTED, 18/9/2013

Proposed Development

The applicant seeks permission for the erection of a single storey detached garage and summerhouse outbuilding and the erection of a single storey side and rear extension to the existing dwelling.

The outbuilding is to be located at the rear of the garden, approximately 45m from the dwelling and is to measure 12.3m by 7.1m with a height of 2.4m to the eaves and 4m to the ridge. The outbuilding will have a hipped roof and be finished in brick, with 8 rooflights. The outbuilding will include garage and a living area, which will be ancillary to the main residential dwelling. Bi-fold

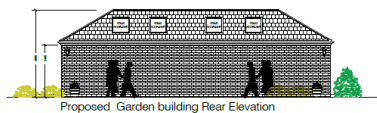
doors and a large window will be installed on the front elevation facing towards the existing garden.

The single storey side and rear extension will adjoin an existing rear extension to form a wrap-around style extension. To the side, the extension will project 4m and will line up with the existing rear elevation of the rear extension. The side extension will be set back from the principle elevation by 2.8m and house a garage, whilst the rear part will create a snug. Patio doors will be added on the rear elevation to face onto the garden, whilst a single door will be added to the side. The extension will have a hipped roof and be finished in brick.

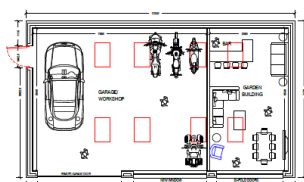
The plans have been amended during the application process; permission was originally sought for the erection of the extension, outbuilding and an additional detached dwelling within the rear garden. The inclusion of an additional dwelling was considered unacceptable and was removed from the scheme and the description has been updated accordingly.



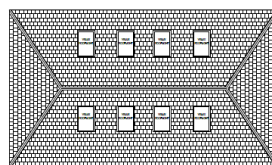
Proposed Garden building Front Elevation



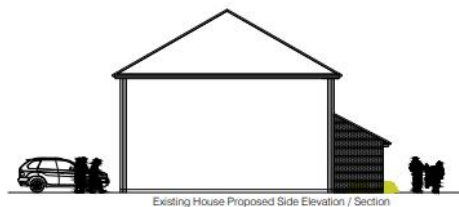
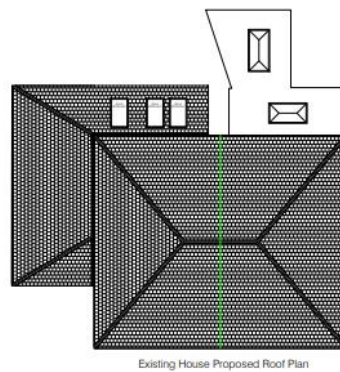
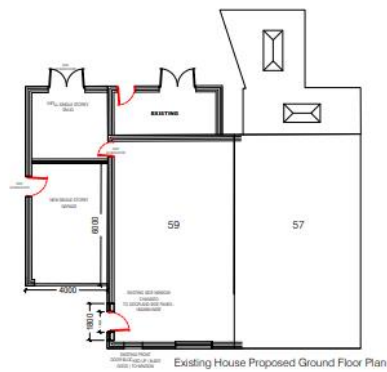
Proposed Garden building Rear Elevation



Proposed Garden building Floor Plan



Proposed Garden building Roof Plan



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

Highways DC – No objection subject to conditions attached relating to surfacing and gradient of driveway. Informative also attached relating to work on adopted highways.

Yorkshire Water – No response

Local Ward Cllrs – No response

Street Lighting – No response

Drainage – No objection, no conditions required.

South Yorkshire Mining Advisory – No objection subject to condition attached relating to intrusive site investigations.

Representations

Neighbour notification letters were sent to surrounding properties; comments have been received in relation to the original application. However, no subsequent comments have been made following the amendments, which resulted in the removal of the additional dwelling to the rear of the property. Comments were made in relation to the inclusion of a dwelling which would result in overlooking of the neighbouring dwelling and its private garden.

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 proposed development would not harmfully impact visually amenity. The side/rear extension appears subservient to the host dwelling and would not dominate the appearance of the plot. The extension reflects the design of the existing dwelling, consisting of a similar style hipped roof and be finished in brick. A condition is attached to ensure that matching brickwork and rooftiles are used.

The outbuilding is located at the rear of the garden and would not be visible from the street scene, thus not harm the visual appearance or character of the street. Similar to the extension, the hipped roof design and use of brick means the development will be in-keeping with the host dwelling. The size and scale of the outbuilding is suitable when viewed in conjunction with the size of the plot. It would not appear overbearing when viewed from neighbouring properties.

Overall the proposed development is acceptable in terms of visual appearance/design and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Residential Amenity

The proposal does not harmfully impact existing residential amenity. The side/rear extension is limited to single storey and therefore will no overlooking or harm upon outlook will be introduced upon neighbouring occupiers. 3x new rooflights will be added to the roof slope of the existing rear extension, albeit these are not considered to introduce overlooking. The new patio door on the rear elevation would face over the applicant's own rear garden and therefore not face neighbouring properties. The additional garage door to the front and single door to the side would not introduce overlooking.

The outbuilding does include 8x rooflights as well as bi-fold doors and a large window on the front elevation. The bi-fold doors and window would face southwards towards the existing house, thus not overlook neighbouring properties. The rooflights are not considered to provide any opportunity for overlooking.

The outbuilding has been suitably positioned away from the boundary shared with the neighbour to the rear. Given the single storey design and the distance from the boundary, it is not considered that harmful overshadowing of the neighbour's garden would be introduced.

The applicant will retain a generously sized private garden, meaning the occupier's amenity would not be harmfully impacted by virtue of lack of outdoor space. The outlook from the property would also not substantially change.

Overall, the development 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.

Use

A condition is attached to ensure that the outbuilding remains ancillary to the host dwelling and cannot be used as an independent dwelling and/or any form of business operation which could otherwise introduce harm upon neighbouring amenity.

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