2023/1083

Mr Mark Robinson

2 Field View, Royston, Barnsley, S71 4PU

Detached Garden Room (Retrospective).

Site Description

The application relates to a two-storey terraced dwelling located to the south of The Green greenspace and in an area that is principally residential. Field View comprises other two-storey terraced and semi-detached dwelling of a similar scale and appearance.

The host dwelling has a brick construction and a pitched roof with red coloured roof tiles. A gable dormer is located on the front roof plane of the property and to the rear is a modest sized garden bounded by high timber fencing with some trees along the eastern boundary line. Within the rear garden is an existing detached outbuilding with a timber construction.



Planning History

There is one previous application associated with the site which is as follows:

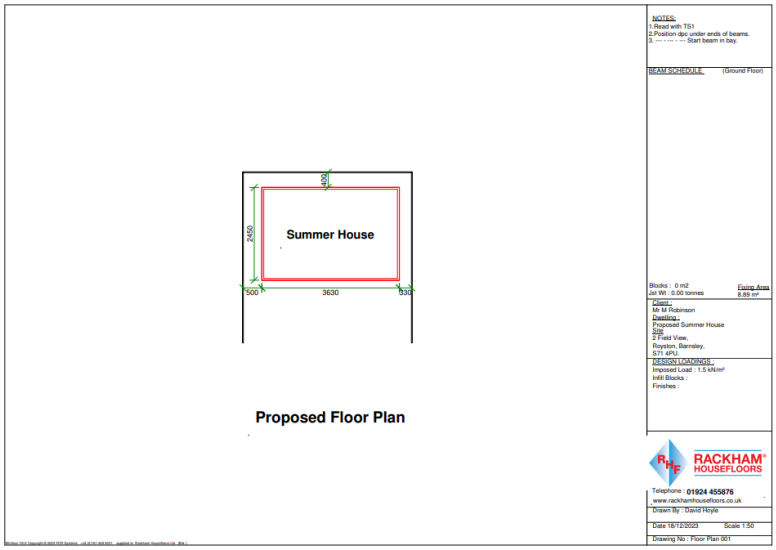
- 2007/2055 – Residential development of 4 townhouses. – Approved.

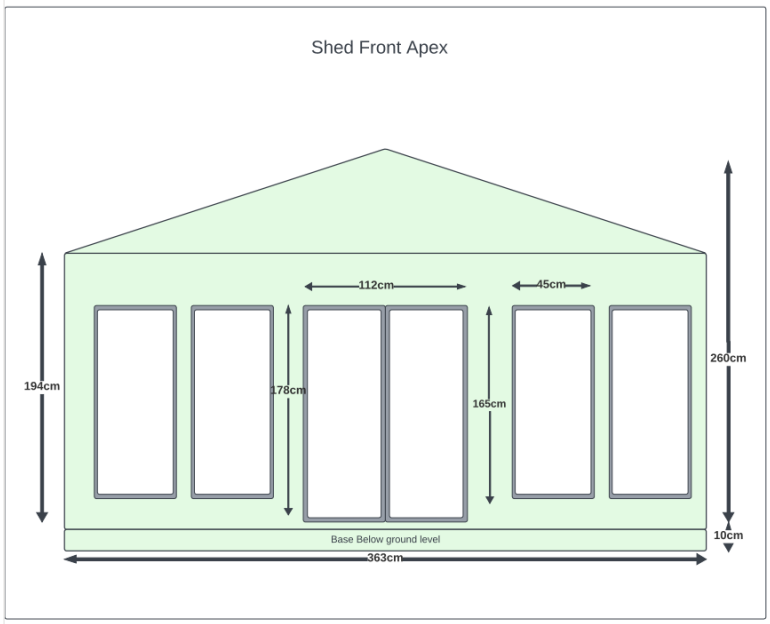
Proposed Development

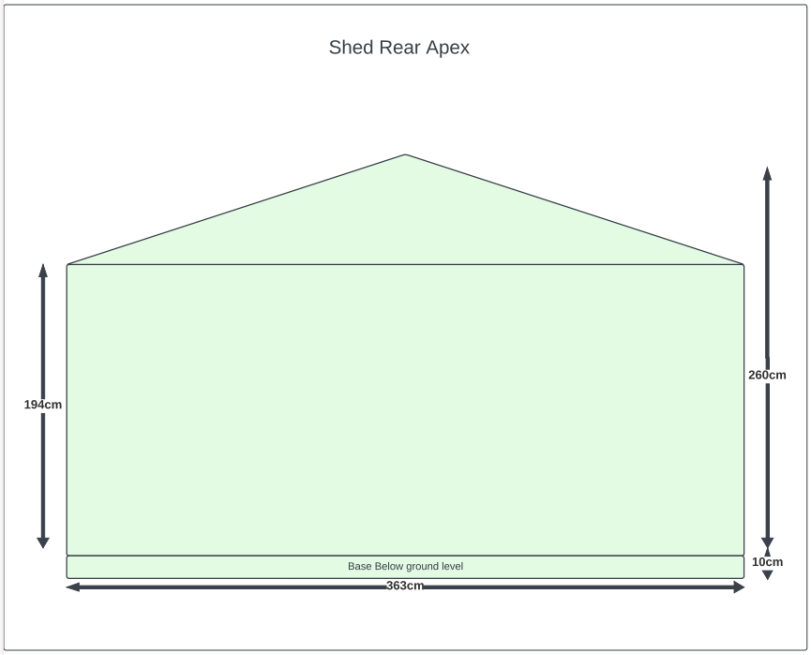
The application has been made due to a Planning Enforcement complaint regarding unauthorised development.

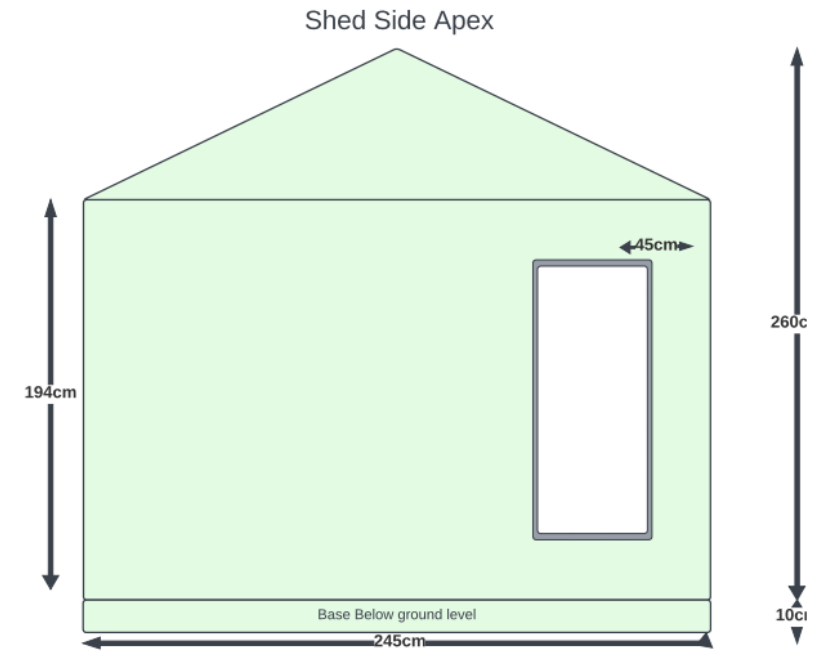
The applicant is seeking retrospective approval for the erection of a detached outbuilding to the rear of the property.

The outbuilding measures approximately 3.63 metres in width by 2.45 metres in depth and has an apex roof with an approximate ridge height of 2.6 metres. The outbuilding has a timber construction and has been painted green.






Shed Rear Apex
194cm
260cm
Base Below ground level
10cm
363cm


Shed Side Apex
45cm
194cm
260c
Base Below ground level
245cm

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. 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 domestic extensions, outbuildings, roof and other domestic alterations. The document reflects the principles of the National Planning Policy Framework which promotes high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The Town and Country Planning (General Permitted Development) (England) Order 2015

The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure is allowed without obtaining planning consent provided that it meets the criteria set out in Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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 and beautiful places.***

Other Material Considerations

- South Yorkshire Residential Design Guide 2011.

Consultations

Planning Enforcement – No comments.

Representations

Neighbour notification letters were sent to surrounding properties and one representation was received objecting to the application due to the appearance of the building and concerns that it is being used as a business premises resulting in noise disturbance.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation. Therefore, extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The application seeks retrospective approval for the erection of a detached outbuilding to the rear of the host dwelling. It is acknowledged that the close proximity of the outbuilding to the north (side), east (rear) and south (side) boundary lines could contribute to some overshadowing, particularly to 3 Field View and 19 North Close. However, any impact that may be experienced is likely to be minimal, especially as existing boundary treatments comprising high timber fencing and trees are likely to contribute to existing levels of impact. Additionally, an outbuilding of a similar scale could be erected under permitted development without requiring planning permission and would likely result in a similar level of impact given that the difference between the height of the outbuilding and the limit allowed under permitted development is negligible. The outbuilding features a limited amount of glazing on its north (side), west (front) and south (side) elevations. The west-facing glazing would face into the site and away from surrounding properties whilst the north and south-facing glazing would be screened by existing boundary treatments. As such, it is not considered that the proposal would result in significantly increased levels of overshadowing, overlooking or reduced outlook.

The use of the outbuilding will be conditioned for domestic use only.

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

Visual Amenity

The application seeks retrospective approval for the erection of a detached outbuilding to the rear of the host dwelling. The outbuilding has a timber construction which does not necessarily reflect the character of the host dwelling. However, a timber construction is common for development of this type and as the outbuilding is located to the rear of the host dwelling and is not visible from the public realm of the principal highway, it does not significantly alter nor detract from the character of the street scene. Similarly, the scale of the outbuilding is relatively modest.

The proposal is therefore considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The outbuilding does not interfere with existing parking arrangements to the front of the property, nor does it result in a requirement to provide additional off-street spaces.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

Recommendation -
Approve with Conditions