
2023/0873

Mr & Mrs Lockwood

310 Burton Road, Monk Bretton, Barnsley, S71 2JS

Erection of a detached outbuilding in rear garden to be used as a garden room (Part Retrospective).

Site Description

The application relates to a plot located to the east of Redfearn Sports and Social Club, to the south of a group of protected Horse Chestnut Trees, and to the south-west of Osborne House: a grade II-listed building.

The property in question is a detached two-storey stone-built dwelling with a gable roof that uses grey concrete roof tiles. The property benefits from two existing single storey side extensions to the west and a single storey rear extension to the north. Soft landscaping is located to the front, eastern side, and rear of the property and is covered by a Tree Preservation Order (TPO) for a group of six Lime Trees. To the rear of the property is patio space and an existing outbuilding, and to the front is a driveway that provides access to an attached garage. The application site is bounded by stone-built walls and timber panelled fencing.



Planning History

There are three planning applications associated with the application site:

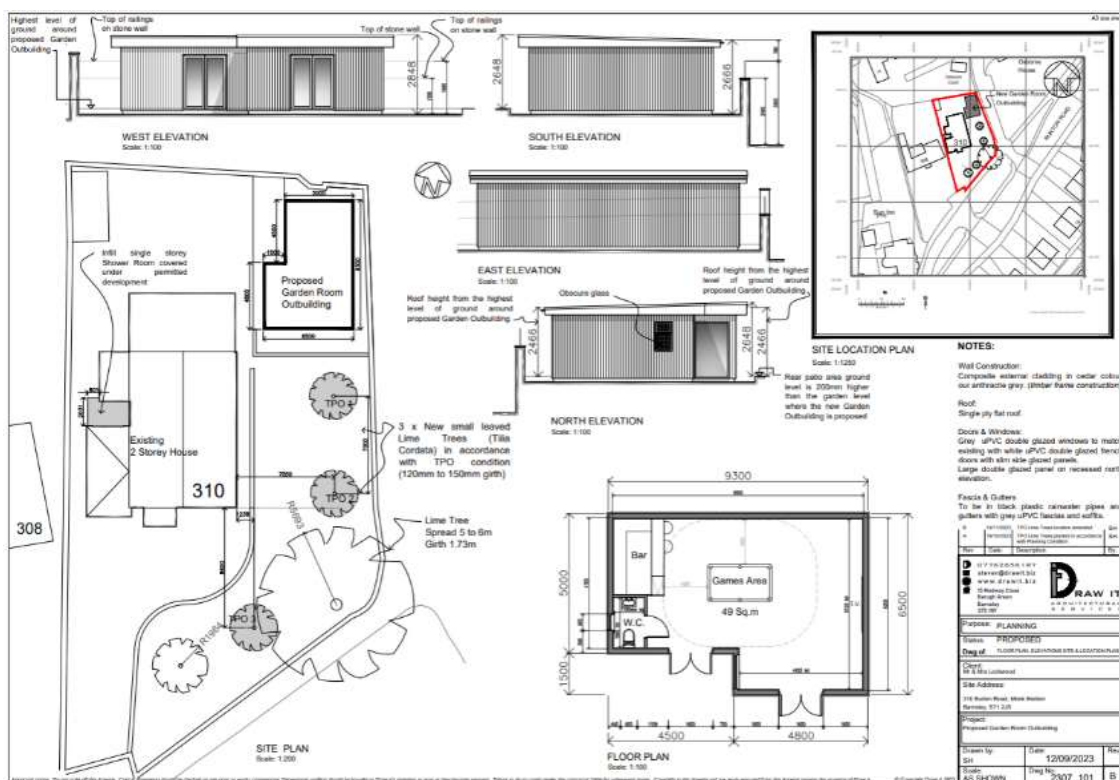
- B/94/0054/BA – Erection of single storey side extension to dwelling. – Refused.
- B/00/1410/BA/TF – Fell three Lime Trees and Crown Clean remaining tree within Tree Preservation Order. – Approved.
- B/02/0558/BA – Erection of two-storey side extension. – Refused.

Proposed Development

The applicant is seeking approval for the erection of a single storey detached outbuilding to be used as a garden room. The outbuilding would comprise a WC, bar, games area, and TV area.

The proposed outbuilding would be approximately 6.6 metres by 9.4 metres, creating approximately 49 sqm of internal floor space. The outbuilding would feature a flat roof with an approximate total height of 2.9 metres and would adopt the use of composite cladding in an anthracite grey colour.

The applicant also proposes to erect a single storey infill side extension as permitted development.



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 would be within proximity of a grade II-listed building; therefore, the following policies are relevant:

- ***Policy HE1: The Historic Environment.***
- ***Policy HE3: Developments affecting Historic Buildings.***
- ***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.

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.***
- ***Section 16: Conserving and enhancing the historic environment.***

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

Schedule 2, Part 1, Class A of the GPDO allows for the enlargement of a detached dwellinghouse consisting of a single storey side extension provided that: it would not extend beyond the side wall of the original dwellinghouse by more than half its width; have more than a single storey; exceed 4 metres in height; or where the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, the height of the eaves would not exceed 3 metres.

Other Material Considerations:

South Yorkshire Residential Design Guide 2011.

Consultations

A Forestry Officer, Conservation Officer and Pollution Control were consulted on the application. No objections were received subject to conditions.

Pollution Control requested the inclusion of a condition to limit the hours of construction; however, as the main structure of the outbuilding has been erected, it is no longer considered reasonable to do so.

The Forestry Officer requested the inclusion of a condition to provide a Tree Protection Plan and barrier details prior to commencements. The applicant has provided this information within the current submission. Therefore, the condition will not be included.

Representations

Neighbour notification letters were sent to surrounding properties and were publicised by a site and press notice, expiring 23/10/2023 and 27/10/2023 respectively. No representations were received.

Assessment

Principle of Development

The site falls within an area identified as urban fabric and therefore, has no specific land allocation; however, the site and surrounding area is made up principally of housing and the site would be in proximity of a listed building. Proposals will, therefore, be supported where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity, and highway safety, and would conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place.

A Tree Preservation Order (TPO) is in place to the east of the dwellinghouse within the application site for a group of 6 no. Lime Trees. The proposed outbuilding would be located to the north-east corner within the application site and within the area covered by the TPO. Permission was previously approved under planning application B/00/1410/BA/TF for the felling of 3 No. Lime Trees and the crown cleaning of 1 no. Lime Tree subject to a condition that within the first planting season following the felling, the felled trees shall be replaced by three standard size, Lime Trees. Prior to submission and upon receipt of this application, it was determined that the condition of the previous permission had not been met. Therefore, prior to the consideration of this application, it was required that three standard size Lime Trees were to be planted in locations agreed upon with the Forestry Officer to satisfy the condition of the previous application.

At the time of preparing this report, the proposal had become part-retrospective with the main structure of the outbuilding erected. The applicant agreed to stop works until the determination of this application.

Design, Heritage, and Visual Amenity

The applicant proposes to erect a single storey infill side extension to the west of the host property. As the extension would meet the requirements of permitted development, the side extension is not a material consideration of this application.

Sections 16 (2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

The application site is located in proximity and to the south-west of Osborne House: a grade II-listed building. An access road located to the west of Osbourne House separates the listed building from the application site and would provide limited views of the proposal from the public realm.

The main concern relates to the scale of the proposed outbuilding and its potential impact upon the significance and setting of Osborne House. It is acknowledged that the scale of the outbuilding was reduced prior to submission; however, the proposal – currently subject to consideration – would result in approximately 49sqm of internal floor space: an amount normally allowed for a 1-bed 2-person dwelling. Nevertheless, due to the height, location and positioning of the proposal, it would unlikely be an unnecessarily prominent feature within the plot or broader street scene. The proposal would appear subordinate to the host property despite its large footprint and would adopt sympathetic features and external materials that would be relatively considerate to the listed building. The flat roof – though not preferred – would be relatively discreet and is considered to be beneficial in lessening any potential harm caused to Osborne House.

The proposal is, therefore, considered to conserve or enhance the character or appearance and setting of Osborne House: a grade II-listed building in accordance with Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is considered acceptable and in compliance with *Local Plan Policy HE1: The Historic Environment*, *Local Plan Policy HE3: Developments affecting Historic Buildings* and *Local plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Residential Amenity

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

The proposed outbuilding is located to the north-east corner within the plot and not within proximity of any surrounding neighbouring property. The outbuilding has been erected adjacent to the eastern blank gable wall of the main dwellinghouse and existing rear extension and has adopted a flat roof with a restrained roof height, including an eaves height that would not exceed 2.6 metres from ground level. The proposal would incorporate a minimal amount of glazing limited to its north and west elevations where they would be largely screened by existing outbuildings and boundary treatments to the north and east. As such, it is not considered that the outbuilding 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, not considered to be overbearing, resulting in increased overshadowing, overlooking, or reduced levels of outlook that would significantly increase beyond existing levels of impact that are likely to be experienced and tolerated, and is considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Highway Safety

The application site is served by existing off-street parking to the front of the property that is sufficient to accommodate the parking of at least two vehicles. The proposal would unlikely interfere with existing parking arrangements and would not create an additional requirement to provide further spaces; as such, it is considered that highway safety would be maintained to a reasonable degree.

The proposal is therefore, considered acceptable and in compliance with *Local plan Policy T4: New Development and Transport Safety*.

Other Issues

It is acknowledged that the outbuilding has been erected in an area currently protected by a TPO; however, the re-planting of 3 no. Lime Trees in new locations outside of this area has been agreed upon with the Forestry Officer to satisfy a previous condition of application B/00/1410/BA/TF. The re-planting has been implemented with evidence provided to that effect. The TPO area will, therefore, be amended by the Local Authority in due course to reflect the new locations. The Forestry Officer does not oppose the proposal.

Recommendation

Approve with Conditions