2023/0425

Mr Josh Robinson

20 Loxley Road, Lundwood, Barnsley, S71 5NR

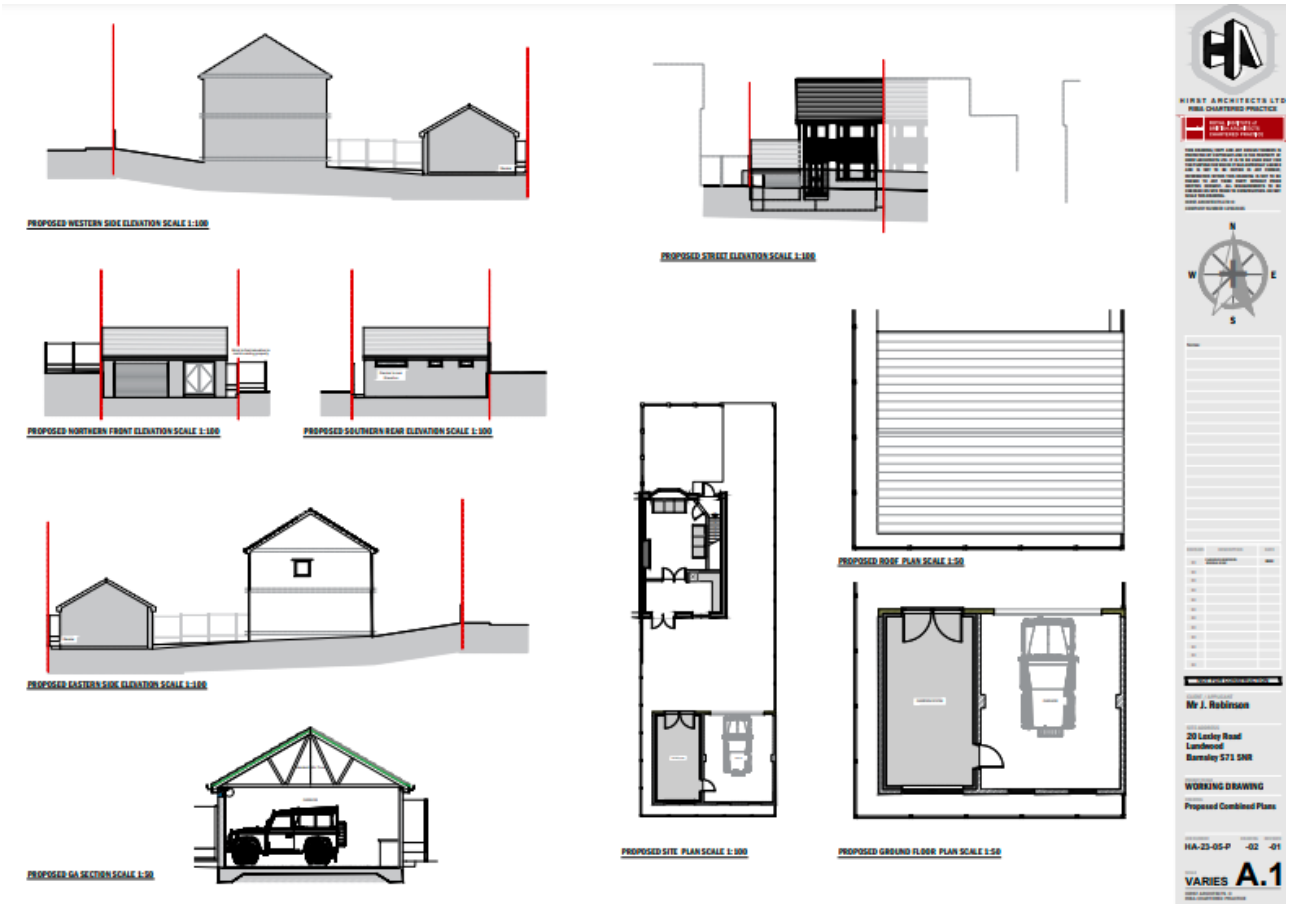
Demolition of existing outbuildings to side and rear of dwelling and erection of new single-storey detached outbuilding to rear containing garage and garden room

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Site Description

The dwelling is a two-storey semi-detached dwelling located in Lundwood. Loxley Road has a consistent residential street scene featuring other two-storey semi-detached dwellings. The dwelling has a garden to the front and a driveway to the side which leads to a garden to the rear.

Proposed Development



The proposal has been amended from the original plans on 20/06/2023 and now the proposed building is to be a single storey structure instead of a two-storey structure. The originally proposed room in the roof space has been removed to facilitate this.

The applicant is seeking approval for the erection of a single storey combined garage and garden room. The garage will be located to the south of the site. The garage has a length of 6 meters and a width of 8.05 meters. The garage will feature a pitched roof with a ridge height of 4.55 meters and an eaves height of 2.45 meters. The materials used will be matching roof tiles with matching brickwork to the front elevation and limestone white render to the side and rear elevations.

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 on 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

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).
In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

<u>Supplementary Planning Document: House extensions and Other Domestic Alterations</u>

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations.

The general principles are that proposals should;

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

The above principles are to reflect the revised principles in 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 - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that *"development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"*.

Consultations

No consultees were consulted for this application.

Representations

Neighbour notification letters were sent to surrounding properties, one objection was received and in summary raised the following points;

- I would like to object to the building of a two-storey building on the boundary of our garden.
- It will take some of the light to my windows especially in winter when the sun is lower the sun helps keep our house warm.
- It will have a huge impact on our garden as it will cast a huge shadow over a large part of it.
- It will not fit in with the surrounding area and may be also too close to our house.

The application has since been amended and the size of the garage has been reduced to a single storey garage in line with the concerns raised above.

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 are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Visual Amenity

The SPD states that '*materials should normally be of the same type, colour and texture to the existing house or as close a match as possible'*. In this case, the proposed materials will partially match the existing dwelling with matching brickwork and roof tiles being used with limestone white render. The matching brickwork will be present in the view of the garage from the street scene and therefore the inclusion of render on the other elevations is acceptable as it won't be harmful to the street scene.

The SPD states that *"detached garages should relate sympathetically to the main dwelling in style, proportions and external finishes. In most cases, it will not be appropriate for a garage to be sited between the house and the road".* The garage is sited to the rear of the host dwelling and shares design features with it. The design of the garage is in keeping with a standard garage design even with the inclusion of the garden room and therefore won't be detrimental to the character of the host dwelling. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

The SPD states that *"detached garages should be single storey structures and the eaves height should not normally exceed 2.5 meters from ground level".* The proposed garage has an eaves height 2.45 meters and the total height is set below the eaves height of the host dwelling. The height of the garage has been reduced so that it is now a single storey structure. The impact of the garage on the adjoining dwelling will be towards the rear of the adjoining dwelling's garden and therefore lessened on the space immediately adjacent the rear elevation.

It is noted that using permitted development rights a flat roof version of the garage could be erected without planning permission however the addition of the pitched roof is an improvement on design grounds and because of the sloping roof the potential overbearing impact is minimised. The use of the garage will be conditioned for domestic use only. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Approve with conditions