

**2021/1052**

*Claire Taylor & Carl Foster*

*Erection of garden room extension to existing detached garage*

*2 Victory Gardens, Birdwell, Barnsley, S70 5FD*

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## **Site Description**

The application relates to an existing detached garage in the rear garden area of a recently constructed detached dwelling. The site is situated at the head of a private drive (Victory Gardens) which serves 5 detached dwellings and is accessed from Sheffield Road, adjacent to Birdwell Pharmacy.

The garage is located to the South West of the host property and is accessed via a driveway from Victory Gardens. There is a further parking space to the front of the dwelling. The rear garden area adjacent to the garage is triangular in shape and backs on to the yard/garden areas and associated outbuildings relating to the terraced properties fronting Wentworth Street.

To the West of the garage is the private amenity space associated with the neighbouring detached dwelling which forms part of the Victory Gardens Development. To the East are the gardens/outbuildings and access road associated with the terraced properties fronting Sheffield Road.

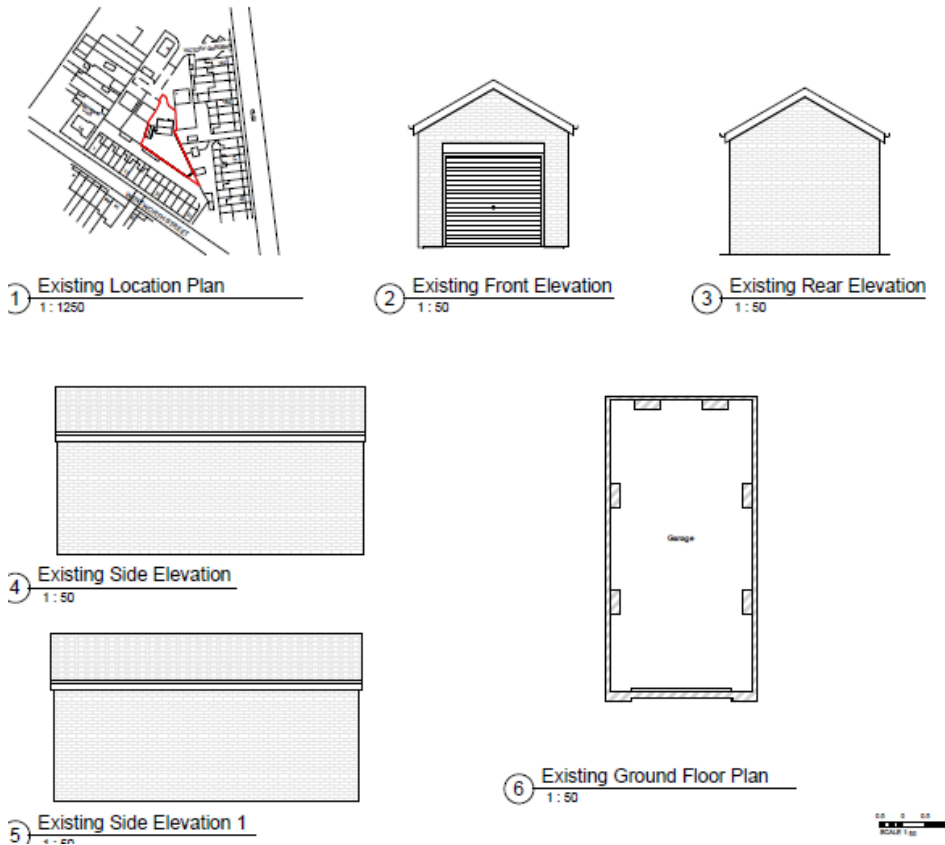


## **Proposed Development**

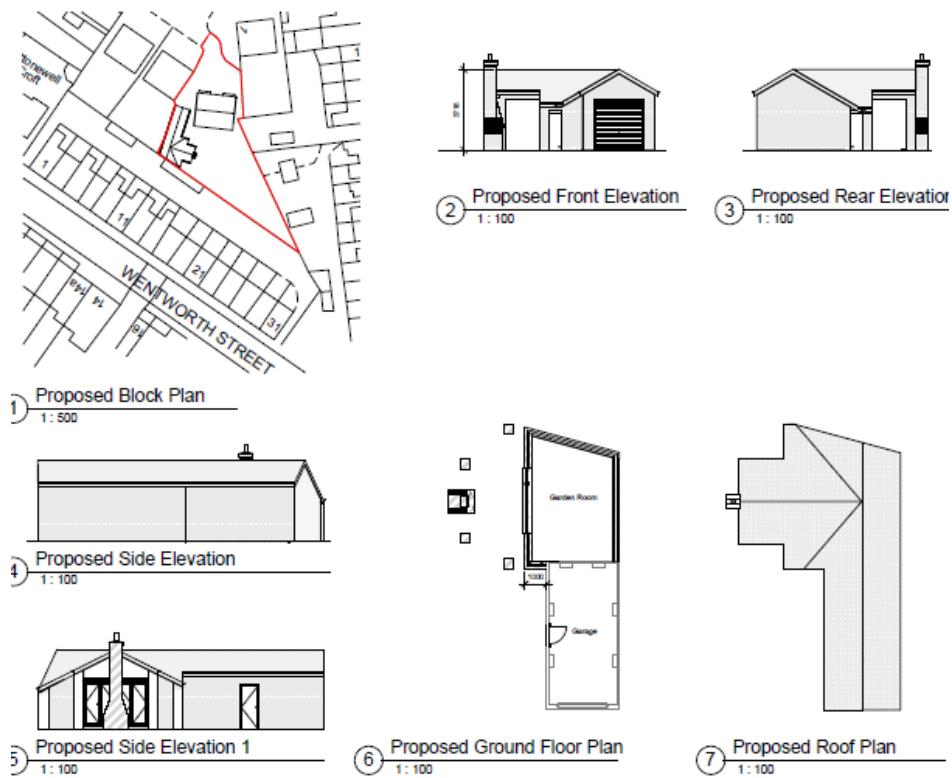
The applicant seeks consent to erect an extension to the rear of the existing detached garage to create a garden room and covered seating area with log burner. The garden room would be 1m wider than the existing garage and project to the rear boundary. The rear elevation of the building would be angled to follow the line of the boundary. The ridge height of the additions would match the existing roof at circa 3.7m.

Projecting from the Eastern elevation of the garden room would be a gable roof with an open area below supported by pillars in order to create a covered seating area. A chimney is also proposed to accommodate a log burner.

### Existing



### Proposed



## **Policy Context**

The part of the site subject to the application is allocated as Urban Fabric in the Local Plan. The following Local Plan policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

### SPD's

Supplementary Planning Document (SPD) – 'House Extensions and other domestic alterations' sets out 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 for should:

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

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.

Detached garages should be single storey structures and the eaves height should not normally exceed 2.5m from ground level. It is not considered appropriate for detached garages to include dormer windows as a way of accommodating rooms in the roof space but in some circumstances (e.g., where the garage is set within a large curtilage) it may be possible to utilise the roof space for ancillary accommodation/storage but not as an annex/granny annex. Where the privacy of neighbouring residents would not be compromised it may therefore be possible to install roof lights.

### NPPF

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraphs of particular relevance to this application include:

Para 126 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. 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.

## **Representations**

Notification letters were sent to surrounding properties. No comments or representations were received.

## **Assessment**

### Principle of Development

The site is allocated as Urban Fabric within the Local Plan, as such, 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.

In terms of the garage, detached garages should relate sympathetically to the main dwelling in style, proportions, and external finishes. It should be single storey and the eaves height should not normally exceed 2.5m from ground level.

It should be noted that permitted development rights were not removed from the properties on victory gardens under application 2018/0307, as such, extensions with a similar footprint (and bigger) as those proposed could (albeit with a maximum height of 2.5m) be accommodated without planning permission. As such, the main focus will be the impact of the pitched roof and height over and above 2.5m.

### Residential Amenity

The proposed additions would be to the rear of the existing garage and set away from the rear elevations of the detached dwelling to the West and the terraced dwellings, fronting Sheffield Road, to the East. The proposed side elevation would be adjacent to the boundary shared with the property to the West, however, it would just extend an existing outbuilding. Furthermore, the extension would have a modest eaves height and the roof would slope away from the boundary. In addition, the neighbour has a detached shed in a similar position which would partially obscure the extension. As such, it would not result in an overbearing feature or result in a significant increase in overshadowing of the neighbouring property or private amenity spaces.

The proposed rear elevation would be on the existing rear boundary and would project closer to the rear elevations of the properties fronting Wentworth Street to the South. However, the extension would be orientated directly to the North of those properties. It is noted that there would be a separation distance of 9.5m to the neighbouring habitable room windows, which falls short of the 12m generally required, but that distance generally relates to larger 2 storey extensions and developments. The proposed elevation facing the neighbouring properties is relatively modest in width, eaves height and ridge height. Furthermore, the roof over the covered seating area steps in from the boundary. It should also be noted that the extension is partially obscured by the neighbouring outbuildings which also sit on the boundary. As such, the proposal would not be an overbearing feature or significantly increase overshadowing, in accordance with policy GD1.

It is noted that the proposed development could result in some noise and disturbance as it would enable the applicants to utilize the garden later in the evening and also for longer periods of the year, however, that would not be unreasonable compared with neighbouring properties or over and above could be generated through permitted developments.

The extensions would not occupy a disproportionate area of the garden and the occupants would retain amenity space over and above what is required in the SPD. Furthermore, the proposed development would make the garden more usable for the occupants.

There may be concerns that, given the size of the building, combined with the existing garage, that it could be used for a separate dwelling or an independent annex. However, that would require a separate planning application. In any case, it would meet the criteria for an annex in that it does not have its own access/drive and would not have a separate garden area, it also has a close physical relationship with the host property. Furthermore, a condition will be recommended to limit the use of the building.

## Visual Amenity

The proposed extension would be to the rear of the host property and to the rear of the existing detached garage, as such, views from Victory Gardens would be limited. It would also be to the rear of properties fronting both Sheffield Road and Wentworth Street, as such, it would not be in an overly prominent location and there would be limited views from public vantage points. There would be views from the neighbouring properties, however, and it is acknowledged that it backs onto a shared access road used by the residents on Wentworth Street.

In any case, the proposed extensions are of a scale and design which reflect the character and appearance of the existing detached garage and the host property. Given the outbuilding would remain single storey with a modest eaves height and ridge height, it would also remain subordinate to the host building. As such, visual amenity would be maintained, in accordance with policy D1.

As outlined above, a large outbuilding could be accommodated under permitted development rights where the height does not exceed 2.5m when within 2m of the boundary. This would likely result in a flat roofed building and the proposed pitched roof development would be more desirably aesthetically.

## Highway safety

The existing parking and manoeuvring facilities would remain unchanged, and the garage would also be retained, the proposed extensions are a 'bolt on' to the existing garage.

## Conclusion

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

## **Recommendation**

**Approve** – subject to conditions

## **Conditions**

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.*
- 2. The development hereby approved shall be carried out strictly in accordance with the plans (No 1578-P101) and specifications as approved unless required by any other conditions in this permission.  
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.*
- 3. The external materials shall match those used in the existing building.  
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.*

4. *The additional accommodation hereby approved shall be used as an outbuilding/garden room only, incidental to and in association with the existing dwelling house and shall at no time be severed therefrom to form separate living accommodation or a residential unit.*

*Reason: In the interests of the residential amenity enjoyed by residents, in accordance with Local Plan Policy GD1: General Development.*

I have also included the CA standing advice informative and the ownership informative.