Planning Statement

This application is a first re-submission of application 2018/0064 by Mr Cyril Barnett for the Erection of single storey outbuilding to form residential annex at
4 Burton Crescent, Monk Bretton, Barnsley, S71 2QD

Application ref 2018/0064 was refused on 13th March 2018 for the following reasons:

1.In the opinion of the Local Planning Authority, the detached outbuilding does not constitute an annex that would be ancillary accommodation to the host dwelling due to its disproportionate size and the number and type of rooms to facilitate independent living, which is contrary to Core Strategy Policy CSP 29 and Supplementary Planning Document (SPD) - House Extensions.

2 In the opinion of the Local Planning Authority, the proposed outbuilding would be materially detrimental to the amenities of the occupants of the adjoining dwellings by reason of its overbearing and overshadowing impact and loss of privacy which is contrary to Core Strategy Policy CSP 29 and Supplementary Planning Document (SPD) - House Extensions

This application is a re-submission taking into account the above reasons and the assessment made by the Case Officer.
The 'L' shaped building will have a floor area of approx. 48m2, with an eaves height of 2.2m and a ridge height of 3.6m. The outbuilding will comprise of 3 rooms – Living room, bedroom and shower.
It will have a hipped roof to complement the host dwelling and adjacent properties. Brickwork and roof materials that match those of the existing dwelling are proposed.

The proposed outbuilding is to be used in conjunction with the host dwelling to provide additional accommodation for close relatives who may require care in future years but also have the benefit of a level of independent living.
The earlier application was quite clear in that the proposed building was ancillary to the main dwelling. There was never any suggestion that approval was sought for an independent dwelling. It is entirely unreasonable for Officers to speculate on what buildings may be used for in the future. In this particular case the Applicant is fully aware that any future change, be it for an independent dwelling, pet food shop etc, will require a separate Town & Country Planning Application.

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently introduced NPPF does not change the statutory status of the development plan as the starting point for decision making.

Core Strategy Policy CSP 29 sets out the overarching design principles for the Borough to ensure that development is appropriate to its context. The policy is to be applied to new development and to the extension and conversion of existing buildings.
Although the proposal in not a conversion or extension the LA appear to be treating this proposed outbuilding as such when technically it does not fall into either of these categories.

To illustrate this point the General Permitted Development deals with house extensions and works within the curtilage as two entirely separate matters

The emergent policies of the Local Plan that are attributable to this development are GD1, D1 and. In general they resonate with the requirements of Core Strategy Policy 29.
Supplementary Planning Document (SPD) - House Extensions 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 extensions 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.

SPD – Outbuildings and Annexes states that outbuildings should relate sympathetically to the main dwelling in style, proportions and external finishes. An annex building may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling, be single storey and in all circumstances it should only have 1 bedroom and no more than 3 rooms in total.

The site falls within a Housing Policy Area. 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.

Subsequent to the earlier application a greenhouse has been erected to No6 Burton Cres. adjacent the joint boundary thus causing overshadowing to its own garden area.

In addition Permitted Development Rights allow a 2m boundary fence to be erected for the full length of the side boundary.

The same permitted Development rights would apply to an outbuilding that meets the following criteria:

E. The provision within the curtilage of the dwellinghouse of—
(a) 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; or
Development not permitted
E.1 Development is not permitted by Class E if—
(b) the total area of ground covered by buildings, enclosures and containers within the
curtilage (other than the original dwellinghouse) would exceed 50% of the total area of
the curtilage (excluding the ground area of the original dwellinghouse);
(c) any part of the building, enclosure, pool or container would be situated on land forward of
a wall forming the principal elevation of the original dwellinghouse;
(d) the building would have more than a single storey;
(e) the height of the building, enclosure or container would exceed—
(i) 4 metres in the case of a building with a dual-pitched roof,
(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
(iii) 3 metres in any other case;
(f) the height of the eaves of the building would exceed 2.5 metres;
(h) it would include the construction or provision of a verandah, balcony or raised platform;

This proposed detached outbuildings relates sympathetically to the main dwelling in terms of style, proportions and external materials; and should not have an eaves height exceeding 2.5m.
The height of the proposed outbuilding is not excessive, it's location and orientation is such that there will not be a significant detrimental effect on the amenity if the neighbouring properties.

The elevation that abuts the boundary with 6 Burton Crescent will measure 5m, a reduction of 2.750 m from the earlier application. As a result it is considered that there will NOT be a significant increase in levels of overshadowing to the neighbouring garden areas. The proposed building will have no adverse effect upon the privacy of the adjacent properties or on the outlook from neighbouring dwellings.

Its orientation and roof configuration will result in minimal overshadowing and it will not be overbearing, particularly in view of what could potentially be built on the site under permitted development rights
The outbuilding has a footprint of 48sqm which is only 31.7% of the rear garden area. In addition, permitted development would allow 50% of the total ground area within the curtilage (excluding dwelling) which is potential for 103sq m of outbuildings.

The proposed building will only occupy an acceptable proportion of the rear garden and its size in relation to the existing dwelling is proportionate
This will not adversely affect the amenity of the existing residents to a detrimental level due to the loss of garden space.

The provision of living and sleeping accommodation would mean that there is a reliance on the main dwelling for any facilities and the provision of three rooms is in accordance with SPD guidance. The accommodation would comprise a bedroom, bathroom, living room and a separate kitchen area.

Due to the proposed buildings design, scale, orientation and position the proposed outbuilding would NOT be an overly dominant structure and is entirely complementary to and reflects the residential character of the area.

Views to the proposed building from public areas are very limited and the proposal will have no effect upon the street scene.

It is unreasonable to suggest that the building would not appear as ancillary to the host property and would likely have a detrimental effect on the amenity afforded to neighbouring dwellings.

Detached outbuildings should relate sympathetically to the main dwelling in style, proportions and external finishes, particularly where the outbuilding is located in a prominent position. The building is not in a prominent position, nevertheless the design of the outbuilding is respectful of the character and appearance of the main dwelling as matching materials are proposed.

The proposed outbuilding has a roof pitch that matches the original dwelling and is an acceptable design for this type of outbuilding.
The properties in the area all have modestly sized rear gardens and although there are some outbuildings present; they are generally small wooden structures rather than large brick buildings.

In summary the detached outbuilding constitutes an annex that would be ancillary accommodation to the host dwelling. It is proportionate in relation to accommodation proposed.

The size and number of rooms proposed meets the requirements of Core Strategy Policy CSP 29 and Supplementary Planning Document (SPD) - House Extensions**.**

Furthermore the proposed outbuilding will not be materially detrimental to the amenities of the occupants of the adjoining dwellings. It will not be overbearing and have acceptable levels overshadowing . There will be no loss of privacy which is required by Core Strategy Policy CSP 29 and again the Supplementary Planning Document (SPD) - House Extensions.