

Householder Proforma

Application Ref:

2022/0051

Address:

Manor House, 11 Duke Street, Hoyland, Barnsley S74 9QS

Property Description:

The stone built detached dwelling is located with the district centre of Hoyland and is accessed from Duke Street, a no through road serving the West Street car park. The dwelling is orientated at 90 degrees to Duke Street and is accessed from a private drive serving 3 properties. A large mature, protected tree is located adjacent to the marked boundary of the property and the access drive.



Proposed Extension:

Conversion of integral garage into additional living accommodation, single storey extension to front of property, alterations to windows and doors, erection of new detached double garage to front and linking timber pergola.



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Neighbour Representations:	No
Consultees:	Forestry Officer – No objections – verbal comments
Highways – No objections – although the red line boundary does not extend to the adopted highway	
Local Plan Designation:	Urban Fabric
Conservation Area:	No
Relevant History:	N/A
Acceptable in Principle:	Yes

The applicant seeks permission for conversion of the existing integral garage to additional living accommodation, the erection of a single storey front extension and the erection of a detached double garage. It is also proposed to install a pergola to link the garage and the property.

The conversion of the integral garage to living accommodation does not require the benefit of planning permission and is not under consideration as part of this application, however, has been included with the description for clarity.

The single storey front extension is to project 3.95m from the front elevation, extending 3.9m along it, providing study accommodation. It is designed with a pitched roof and is to be constructed from materials which match the original dwelling. The dwelling has a mix of window styles, including horizontally and vertically proportioned windows; the vertically proportioned window in the front elevation is not out of character with the dwelling and the property is set back from the main highway and does not form a dominant feature within the street scene.

The detached garage is to measure 6.4m by 6.8m and is of a standard size for a double garage; it is designed with an eaves level of 2.3m and a ridge height of 4.5m, these measurements have been taken from the front elevation plan for consistency as the site does fall slightly to the east, towards the front boundary and the private drive serving the property.

It is acknowledged that the garage is located to the front of the dwelling and contrary to Supplementary Planning Document – House Extensions and other Domestic Alterations, however the proposed garage is not sited between the dwelling and the highway due to the dwelling being located off a private drive, serving 3 properties and in addition, the neighbouring dwelling, Rose Cottage, also benefits from a detached garage being located forward of the front elevation. It is considered that in this instance the location of the garage is acceptable, given that the dwelling does not directly face Duke Street, is accessed



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from a private drive and is to be constructed from matching materials and relates sympathetically to the main dwelling.

It is not considered that the proposed front extension would have a detrimental impact on the neighbouring dwellings by means of overshadowing, overlooking or reduced levels of outlook given their relationship to the existing dwellings and their orientation in relation to the path of the sun.

The proposal does see the loss of off-street parking, with the conversion of the existing garage, however the proposed garage sees in the increase in parking provision as the garage is of a size to be classed as two parking spaces. There is sufficient space within the site to allow vehicles to turn to allow entry and exit in a forward gear.

A protected tree is located to the front of the property which is located within the driveway and beyond the marked boundary of the property. As the photo below shows, the area is heavily paved, and the tree is separated from the location of the proposed works by the existing boundary treatment. Following discussions with the Forestry Officer and the submission of a tree location/protection plan, there are no objections raised to the development from an arboricultural perspective.



It is therefore considered that the proposed development is acceptable and in compliance with Local Plan Policies GD1, D1 and T4.

Recommendation:

Approve with conditions