2023/0471

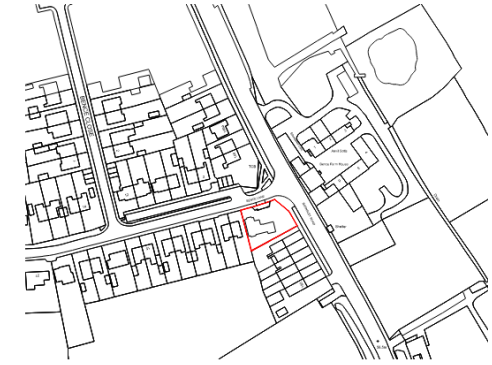
Mrs Carolyne Kane

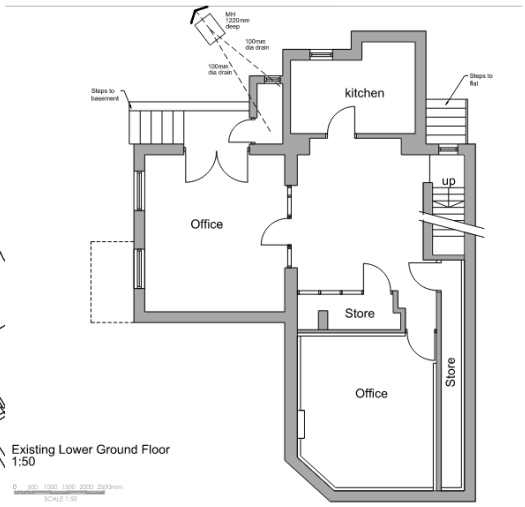
Change of use to dwelling house including extensions and alterations to form single storey garage with single storey extension to rear, two storey extension to front and new boundary wall.

1 Bence Lane, Darton, S75 5NX

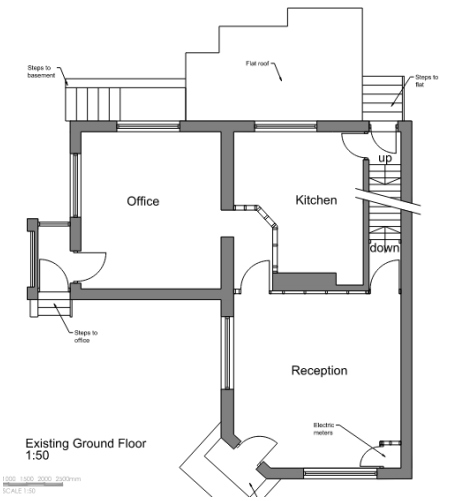
Site Description

The application relates to a detached building located within a large corner plot. The building is located on the corner of Bence Lane and Barnsley Road, fronting onto Bence Lane. Part of the property was utilised as offices serving a care facility and part of the property is within residential use. The property is large, constructed in red brick with a pitched roof and is located within a densely residential area. The properties along Bence Lane are a mix of semi-detached and detached red brick dwellings set back from the road with a small garden area at the front. The host property has been extended over the years with flat roofed extensions of little design merit. The property is set back within the existing building line with a large open area of hard surfacing used for car parking at the front and a garden to the rear. Bence farm is located to the east on Barnsley Road which are a collection of stone built residential farm buildings, and to the North is a row of terraced properties.

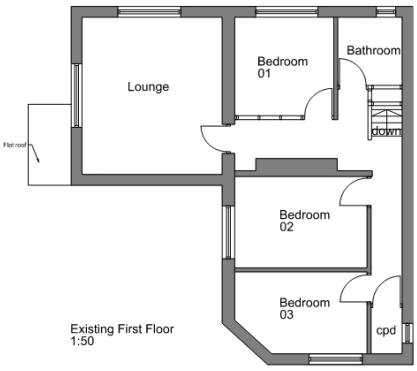




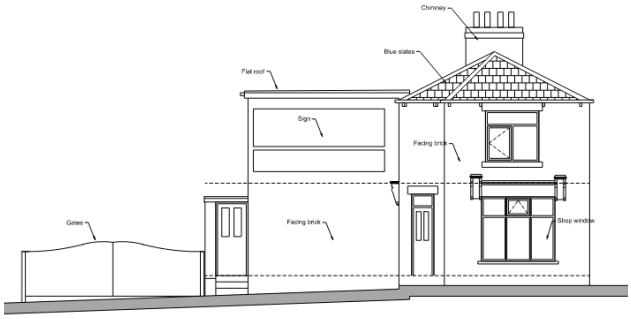
Existing Lower Ground Floor
1:50



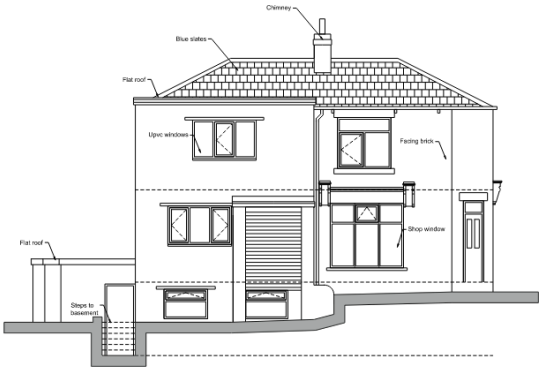
Existing Ground Floor
1:50



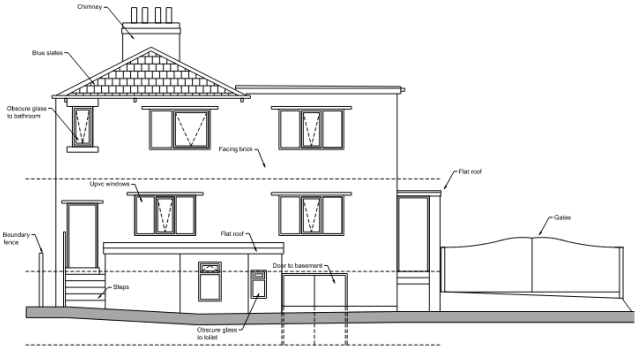
Existing First Floor
1:50



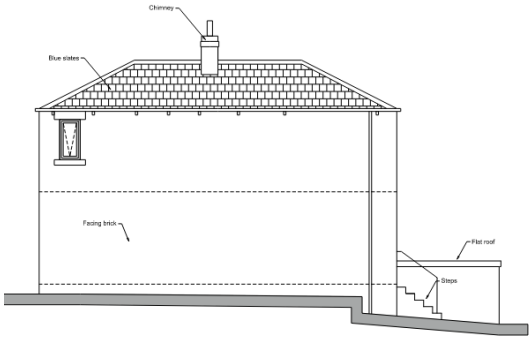
Existing Front Elevation
1:50



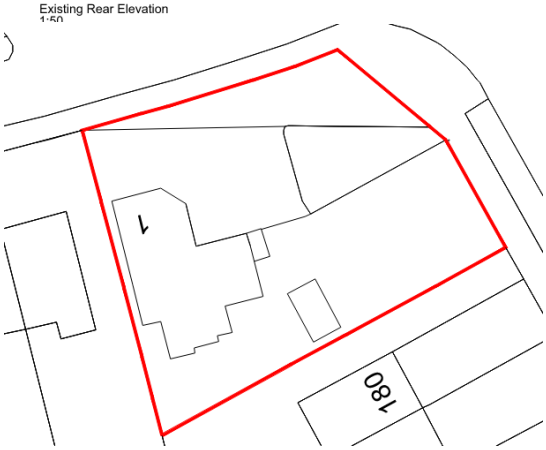
Existing Side Elevation
1:50



Existing Rear Elevation
1:50



Existing Side Elevation
1:50



Site History

B/79/0275/DT Erection of private double garage

B/79/3824/DT Extension to dwelling and erection of private double garage.

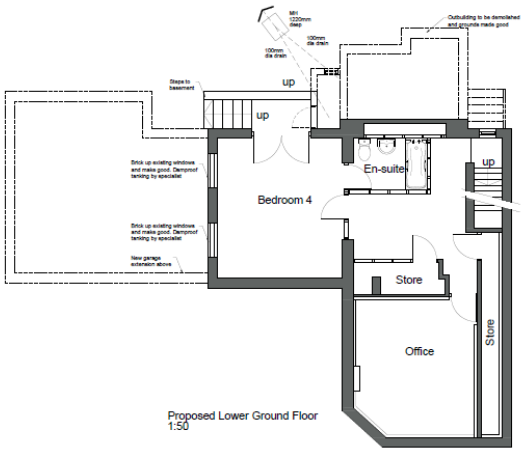
2017/1693 Change of use from bakery (A1) and dwelling (C3) to office and reception area for care agency (D1) and dwelling with associated parking and garden area.

Proposal

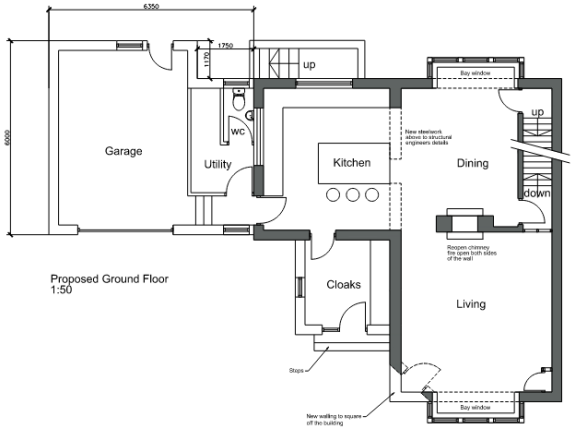
The proposal is to convert the existing office/ reception and dwelling into a four bedroomed dwellinghouse with external alterations. The front of the property will be squared off with a 2-storey extension, along with the introduction of a bay window at ground floor level. A further two storey front extension will provide a cloaks area and bedroom above. This will replace the existing front entrance. A canopy will be located over the entrance door. A single storey side extension will provide an attached garage and utility.

The proposal will see the removal of the lower ground floor rear extension. A bay window will be located on the rear elevation at ground floor level. A new hipped roof will be erected over the existing flat roof extension at the side of the property. New stone heads will be located on all windows and the brick and tile materials are proposed to match the existing. A new

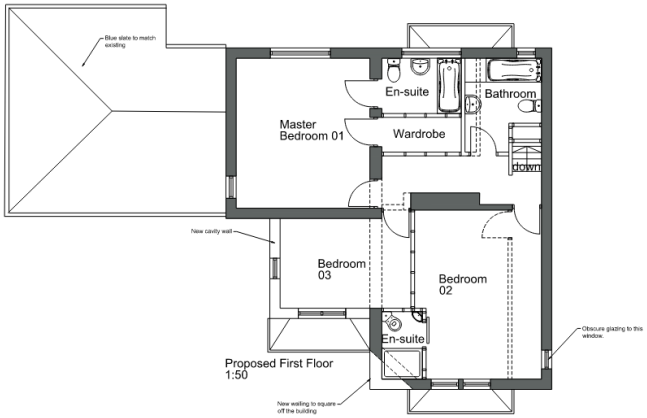
boundary wall will also be erected around the boundary of the property which will also be in matching brick with some stone features.



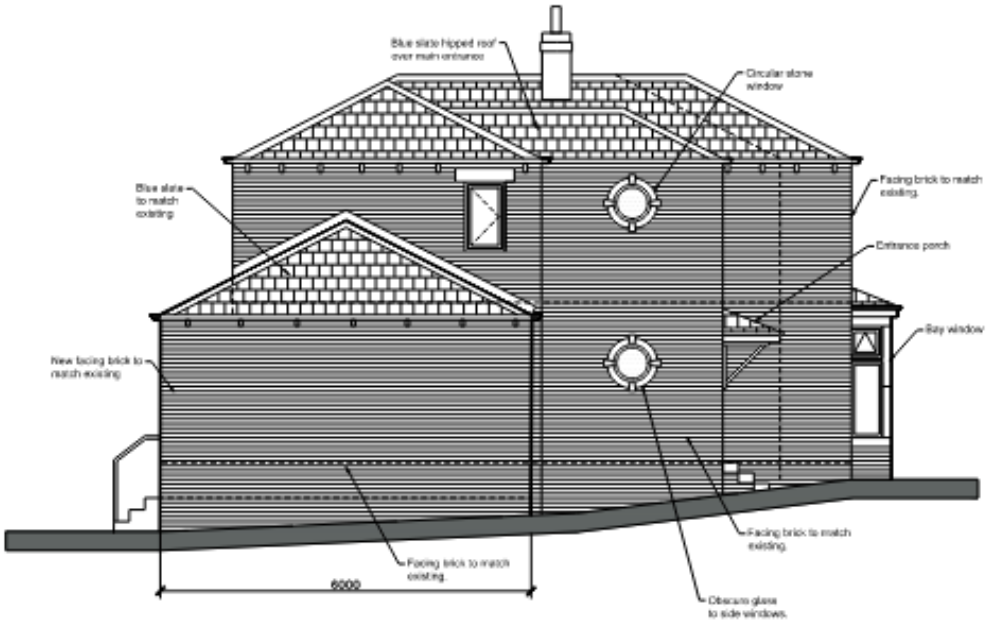
Proposed Lower Ground Floor
1:50



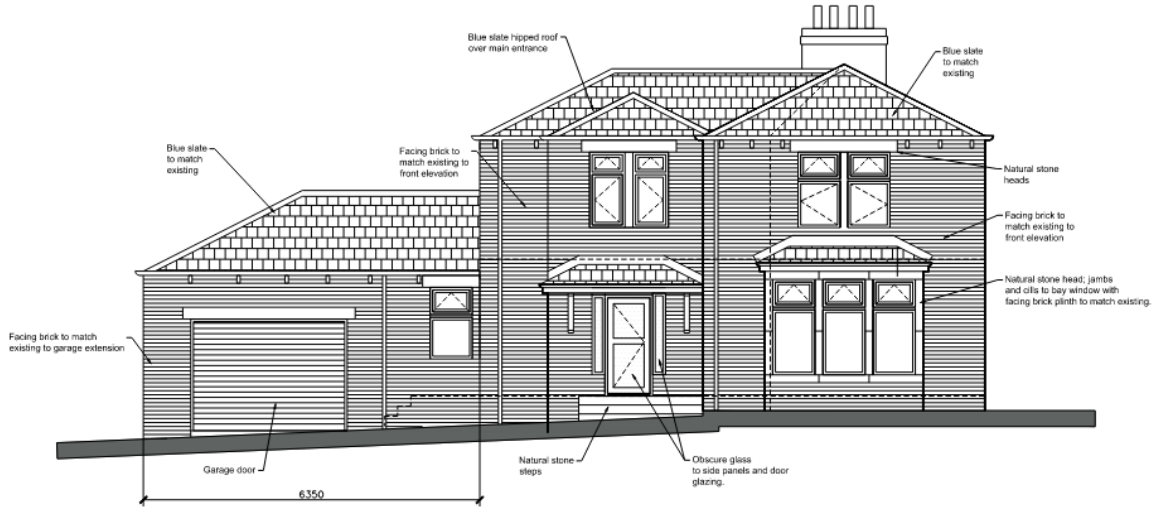
Proposed Ground Floor
1:50



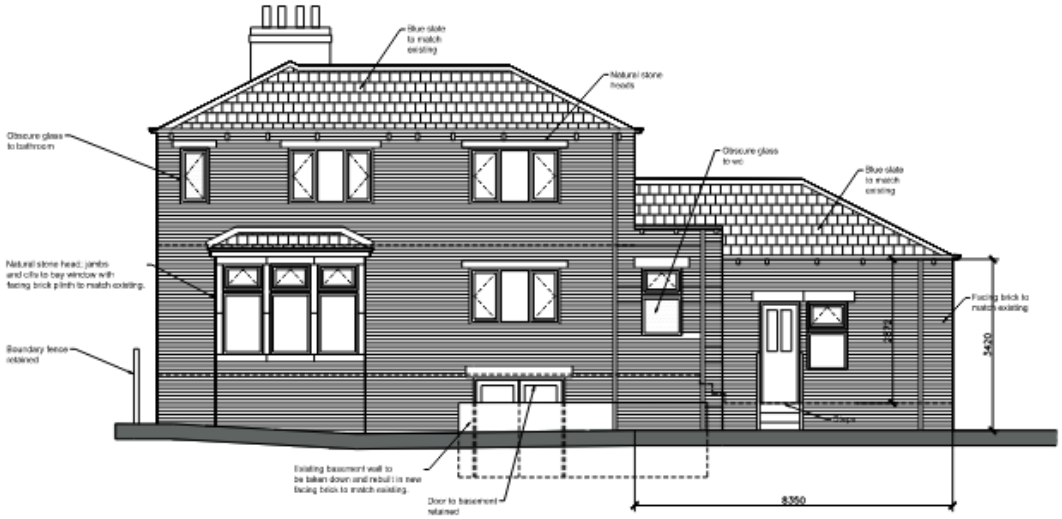
Proposed First Floor
1:50



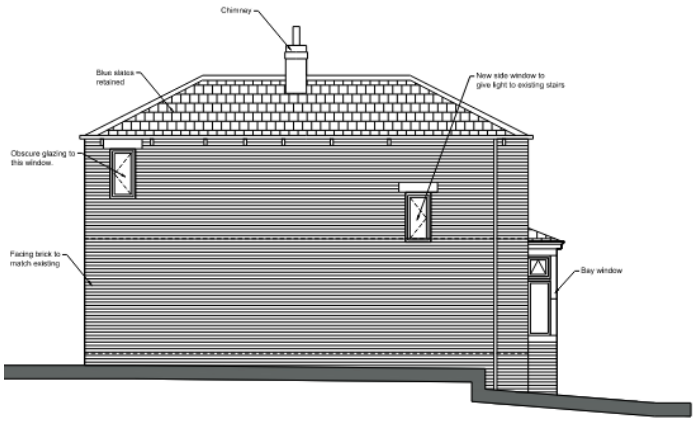
Proposed Side Elevation
1:50



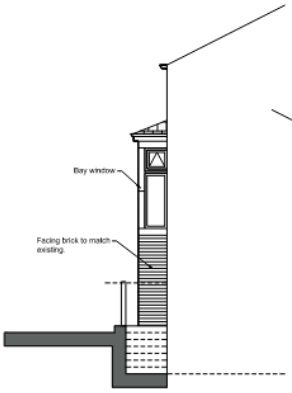
Proposed Front Elevation
1:50



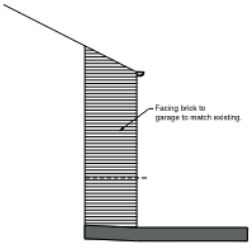
Proposed Rear Elevation
1:50



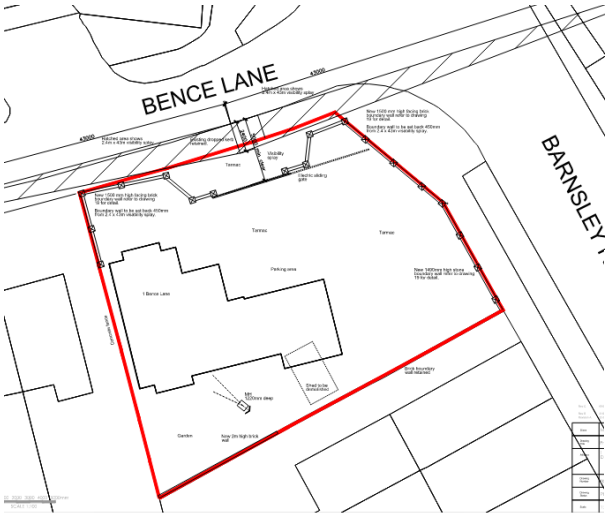
Proposed Side Elevation
1:50

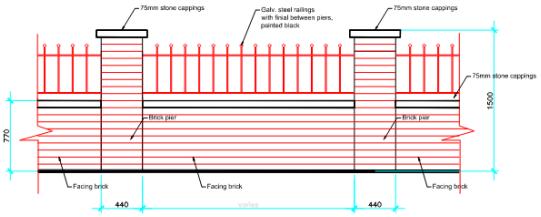


Proposed Side Elevation to rear extension
1:50



Proposed Side Elevation between utility and garage
1:50





Local Plan

Urban Fabric

Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy T3 New Development and Sustainable Travel

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy E4 Protecting Existing Employment Land

Policy LG2 The Location of Growth

POLL1Pollution Control and Protection

SPD's

Those of relevance to this application are as follows:

- House Extensions and Other Domestic Alterations

- Parking

Other

South Yorkshire Residential Design Guide

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 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 96 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places.

Para 115 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 131 - 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.

Consultations

- Highways DC - No objections subject to conditions
- Drainage – No objections happy for Building Control to check.
- Ward Councillors – No comments received.
- Yorkshire Water – No comments received.
- Pollution Control – No objections subject to conditions

Representations

None

Assessment

Principle of development

The South Yorkshire Residential Design Guide relates to the conversion of buildings to residential accommodation and outlines acceptable sizes of accommodation to protect residential amenity. The document also sets out a number of criteria that must be met in order for such application to be supported.

In any case, all new dwellings proposed must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy. In addition, development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the potential future development of a larger area of land.

Visual Amenity

This proposal seeks permission to convert the existing property from an office and residential use to a fully residential use. The application proposes alterations to the front, side and rear elevations. The front elevation will have a 2-storey side extension and a bay window. The extension will be in matching materials with a hipped roof to match.

The application also proposes a single storey side extension to provide a garage and utility. SPD House Extensions states that on corner plots the sideways projection or a single storey side extension should not exceed more than half the width of the existing gap between the original dwelling and the side boundary. The proposal complies with this.

SPD House Extensions also states that the extension should not have an excessive sideways projection (no more than two thirds the width of the original dwelling). In this case it is noted that the dwelling is stand alone in terms of design within this location. A new roof will cover the existing extensions and the proposed. The single storey side extension is set well back within the site and due to the land levels will be located on the lower ground floor.

Furthermore, the proposed boundary treatment will provide an additional visual barrier to the garage. Therefore, although the proposal will project to the side more than two thirds the width of the original dwelling, the historical two storey side extension will appear as the main dwelling due to the re-design of the property which will ensure that the garage does not unbalance the property. For the reasons above in this instance the proposed single storey side extension is acceptable.

Although the alterations are extensive, the materials are proposed to match the existing and the surrounding properties along Bence Lane. The introduction of heads and bay windows will also result in a façade which is consistent with the neighbouring dwellings. The proposal is not expected to appear as an incongruous feature within this locality and is therefore in compliance with Local Plan Policy D1 and SPD House Extensions and Other Domestic Alterations.

Residential Amenity

In terms of the impact on existing surrounding neighbours the proposal is acceptable. There are two side windows facing the side elevation of No. 3 Bence Lane. The existing window will be obscurely glazed and serve the storage/ wardrobe area and the second window will serve the staircase and is therefore non habitable.

A bay window will be located on the rear elevation which will overlook the residential gardens to beyond the rear boundary, however, this window replaces a kitchen window therefore the impact will be similar to that of the existing.

Although Policy GD1 of the 2019 adopted Barnsley Local Plan (the Local Plan) does not include reference to any specific space standards, it states that proposals for development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents amongst other matters. Policy D1 of the Local Plan expects development to be of a high quality, including through its layout and design, so that it contributes to a healthy, safe and sustainable environment.

The 2023 Design of Housing Development Supplementary Planning Document (the SPD) advises that all developments should achieve the internal spacing standards set out in the South Yorkshire Residential Design Guide (the SYRDG).

The proposal is for the conversion of an office and dwelling into one larger dwelling creating a four bedroomed property inclusive of all the existing garden areas. The proposed garden area exceeds the expectations within the policy spatial standards. When assessing internally, the individual rooms meet the policy requirements and the overall floor area of the property exceeds expectations set within the SYRDG.

It is therefore concluded that the internal living space and external amenity area of the proposed development would be of a sufficient size and configuration such that future occupiers would have acceptable living conditions.

All of the rooms will have adequate levels of light and outlook. Consequently, the proposal would meet the requirements of Policies GD1 and D1 of the Local Plan and SPD Design of Housing Development in terms of residential amenity.

Highways Safety

The site has mostly been used as a commercial property on the ground floor with a flat upstairs. The proposal will see the property extended and used solely as a four bedroomed dwelling with attached single garage. Currently there are three parking spaces at the front, and this will remain unaffected with the new proposals.

The off-street parking is in compliance with SPD: Parking and there is also ample room to store and present bins adjacent to the driveway. The amended pedestrian and vehicular access, and the off-street parking provision, are sufficient to serve the converted dwelling.

It is therefore considered that the proposals do not adversely impact upon the highway and are acceptable from a highway's development control perspective in compliance with SPD: Parking.

Recommendation: Approve