

Householder Proforma

Application Ref:

2022/0379

Address:

Carr Head House, 18 Carr Head Road, Howbrook, Barnsley

Neighbour Representations:

No

Property Description:

The applicant's property is a semi-detached stone-built dwelling located on Carr Head Road in Howbrook. The property is off the main part of Carr Head Road, with the principle elevation facing North whilst the main section of Carr Head Road runs from South to North. There is effectively two entrances into the property, to the Front/North and to the Rear/South which leads to an existing detached garage constructed from stone and render and associated parking area. To the East of the site is an undeveloped green field. The front of the property has been rendered and there is a large hedgerow to the front boundary line, which blocks views into the front of the site. The site is located within the Green Belt but is situated in an entirely residential area with a varied street scene with dwellings of different type, size, structures and external materials.

The building is not listed or in a conservation area but is historic, visible on O/S maps from as early as 1895. The O/S maps appear to show a series of outbuildings within the rear curtilage area of the site at different points, in a similar position to the existing garage. The most detailed O/S map available is the 1960 map which clearly shows 3 x outbuildings on the site, however it's possible at least one of these has been removed. These outbuildings are not visible on maps predating 1960.

Photographs 1 - View into the site from Carr Head Road and 2 – View from the North:



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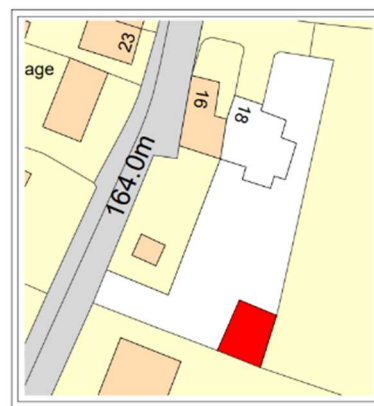


Proposed Development

The applicant is seeking approval to demolish the existing garage and replace it with a slightly larger outbuilding containing a double garage, home office and garden room. The proposed outbuilding measures 9.4m in length and 6.75m in width (front to rear). The outbuilding is designed with a pitched roof with a height of 2.4m to the eaves and 3.8m to the roof ridge when measured from the front elevation. There is a slight ground level difference to the Rear (East) of the site which results in the height being slightly larger at 2.85m to the eaves and 4.2m. The outbuilding is designed with a garage door and an access door on the Western Elevation and a set of bi-folding doors and small window on the Northern elevation, serving the garden room and the office, respectively.

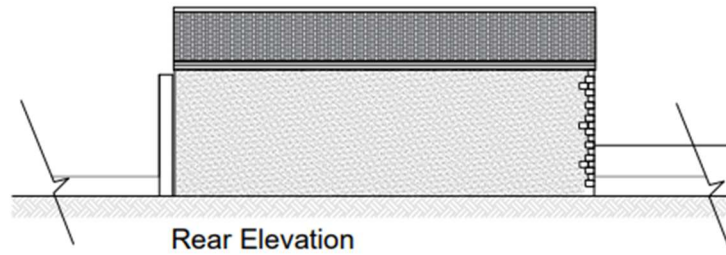
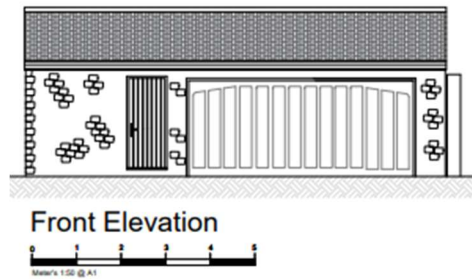


EXISTING SITE PLAN 1:500



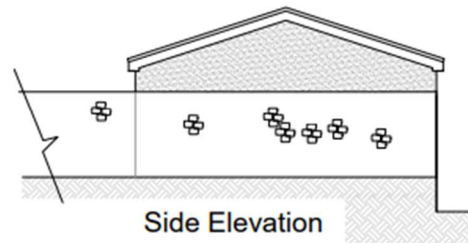
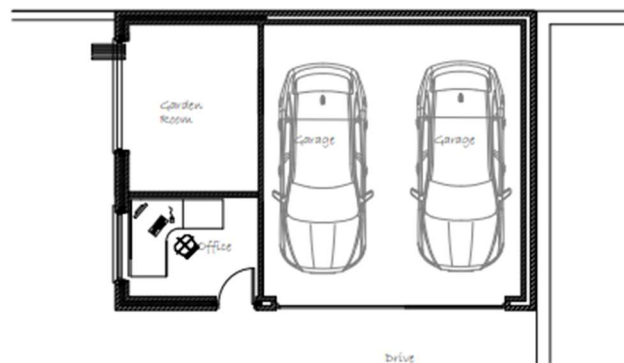
PROPOSED SITE PLAN 1:500

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PROPOSED

ALL WORK TO COMPLY WITH BUILDING REGULATIONS 2022 AS AMENDED AND ASSOCIATED LEGISLATION AND PLANNING CONDITIONS. ALL DIMENSIONS TO BE CHECKED ON SITE. BY BUILDER PRIOR TO COMMENCEMENT. ANY DEVIATION TO BE NOTED ON APPROVED PLAN. 48 HOURS NOTICE TO BE GIVEN TO ALL STATUTORY AUTHORITIES PRIOR COMMENCEMENT. SAMPLES OF BRICK AND TILE TO BE APPROVED BY PLANNING AUTHORITY PRIOR TO COMMENCEMENT OF WORK DETAILS AND CALCULATIONS FOR THE ROOF TRUSSES TO BE SUBMITTED 7 DAYS PRIOR TO COMMENCEMENT OF WORK.



UDP Designation: Green Belt

Local Plan Designation: Green Belt

Conservation Area: No

Relevant History: None

Consultee responses: None

Acceptable in Principle: Yes

Outbuilding:

	Yes / No (include comment if required)
1. single storey?	Yes
2. height to eaves 2.5m or less?	No (2.4m when measured from the base of the front elevation but the eaves height is 2.8m when measured from the rear elevation but this is due to the ground level different to the rear which has a slight drop down into the field to the East of the site. This is therefore not wholly in compliance with the SPD as this eaves elevation exceeds

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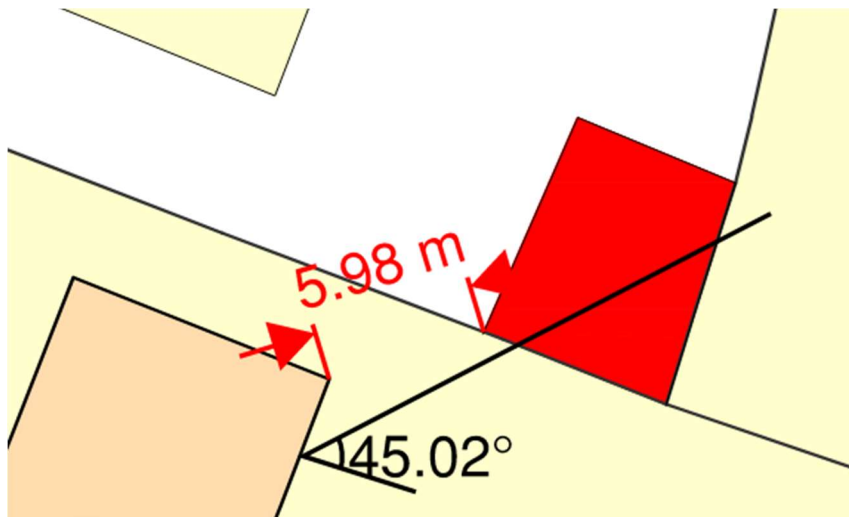
	the 2.5m limit, but as mentioned this is due to the difference in difference in ground levels. The rear elevation is not directly visible to any neighbouring property with views into the site only from the field. The front elevation is the most visible and prominent elevation, and this is less than 2.5m as expected by the SPD and therefore the application is considered to be acceptable in terms of its eaves height.)
3. sympathetic design and materials to main dwelling?	Yes (The overall appearance and design of the outbuilding is being changed with an alteration to an apex roof which is arguably an improvement on the existing which features two differing roof styles with a shallow pitch and an attached lean to. The size (footprint size of 63.5sqm) is considered to be fairly excessive by general domestic outbuilding standards but the garage is to replace the existing and increases the footprint by 2.5m. This is not considered to be a significant increase and compared to the existing, does not present significant concern to the Local Authority. The external materials are a mix of stone and render which is to match the existing dwelling and is similar to the surrounding street scene – notably the rendered property next door (The Bungalow, no. 14 Carr Head Road) and it is noted that the existing garage is a mix of render and stone. The applicant is also proposing some timber cladding detailing on the Side/North-facing elevation, and this is introducing a new feature to the area but is considered to complement the overall design of the outbuilding, is fairly small-scale detailing and is also not on the prominent front elevation. The overall design of the outbuilding is considered to be attractive and respects the character of the host dwelling and surrounding area and the external materials are acceptable).
4. If room in the roof space, is it storage only?	N/A

Note – The proposed garage is built effectively on the same footprint/position as the existing outbuilding which is close to the rear elevation of the neighbouring property at no. 14 Carr Head Road. The site visit showed that this neighbouring property features a habitable room window on the rear elevation which faces partially onto the proposed outbuilding. The outbuilding falls within

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the 45-degree angle when drawn from the mid-point of the nearest habitable room window on the rear elevation of no. 14, which generally indicates that the outbuilding would result in loss of outlook to the neighbouring property (see screenshot below). However, it is acknowledged that the garage is effectively on the same footprint as the existing garage with a slight increase to the footprint size of 2.5sqm. Therefore, the existing garage intersects the 45-degree angle. The roof style of the garage is being altered alongside a raise to the roof height, but the new eaves height is 2.4m and the maximum roof height is 3.8m when viewed from the side/rear garden of no. 14. This presents an increase from 2.2m (eaves) and 3.2m (roof ridge), which is not a significant increase, and there is a c.2m high stone wall on the boundary line which largely blocks the side elevation from the neighbouring property. Therefore, only the upper part of the garage will be visible from the neighbouring property. As such, whilst the proposed garage will result in some loss of outlook to the neighbouring property, the overall relationship is not being significantly changed and the impact is not considered to be significant enough to refuse. As mentioned above, only the upper half of the garage will be visible to the neighbours and this is being raised by a nominal amount.

There will also be an increase to the sense of enclosure for the neighbouring property but again, this is similar to the existing relationship, with the increase in eaves/roof height having a small increase. Additionally, the garage is located to the North and therefore will have a negligible direct overshadowing impact.



The proposed use of the outbuilding is mixed between a garage, home office and garden room which are all considered to be ancillary to the host dwelling despite the large size. A condition will be attached to ensure that the outbuilding remains ancillary to the host dwelling and is not used as a separate residential use/annex, or for any business/trade use.

Green Belt:

	Measurements
1. Original dwelling	c.192sqm
2. proposed outbuilding	63.5sqm

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3. any existing extension/outbuildings	0sqm (the evidence suggests that the existing outbuilding is not an original feature of the dwelling/site, as it is first visible on the 1960 O/S maps and not on the 1948, but this is being removed to make way for the proposed outbuilding. Therefore, the existing garage has been omitted from these calculations).
4. total extensions/outbuildings (including proposed)	63.5sqm

Note – The above calculation for the ‘original’ dwelling are calculated from the Council’s own mapping system and could be slightly inaccurate (+/- 10%) and there are no visible extensions to the dwelling or planning history which suggests that the dwelling itself has been extended. The existing garage appears to be more recent than 1948, so would be classed as an extension/new outbuilding but is being removed so is not included within the existing extensions/outbuildings section. As such, the proposal is in compliance with Local Plan Policy GB2 but general assessment needs to be taken in regards to the impact on the openness of the Green Belt.

In this case, the proposed outbuilding is fairly large by domestic standards but presents a 2.5sqm increase from the footprint of the existing garage which is clearly not a significant amount. The garage is also being raised in terms of its eaves and roof ridge height, but the highest part of the roof ridge is 3.8m when measured from the front elevation, with the eaves height measuring 2.4m. Neither of these heights are considered to be excessive and are in line with standards for domestic garages in the Borough. The garage is also setback from the road, with significant screening to the South (by the neighbouring property) and to the West (by trees/vegetation) and to the North (by the existing dwelling). As such, the outbuilding will only be visible when viewed from the neighbouring properties, at the top of the access/driveway looking directly into the site and from the East to the undeveloped fields. There is a drop in the ground level to the field to the East and therefore the roof height is naturally slightly higher (4.2m) but the impact on openness is not considered to be significantly harmed. It is considered that despite the increase in the footprint and height, the garage is sufficiently screened from main public areas and key views into the site are obscured. The proposed development is therefore considered to be acceptable in terms of its impact on the Green Belt. Compared to the existing garage, the impact on the openness has marginally been increased but is not considered excessive and is in line with Local Plan Policy GB2.

Recommendation:

Approve with 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 (Dwg. nos. 2022/040-01 Dated March 2022 and 2022-40-02 Dated

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March 2022) 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 proposed outbuilding hereby approved, shall be constructed in the external materials specified in the Approved Plans and Elevations (Dwg. no. 2022-40-02 Dated March 2022).

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 outbuilding hereby approved shall be used for ancillary purposes to 18 Carr Head Road, Howbrook, and should not be used for any trade/business purposes or as a separate residential use/annex.

Reason: In the interest of residential amenity in accordance with Local Plan Policy GD1: General Development.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.

Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Local Plan Policy GB1 Protection of Green Belt.

Informative(s):

- 1 The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

- 2 The granting of planning permission does not affect the status of species such as owls and bats, which have protection under other legislation. These may be present and it is the applicant's responsibility to seek advice on how to avoid damaging operations. Further advice can be obtained from the Countryside Unit in the Planning & Transportation Services, on 01226-772576, or directly from www.naturalengland.org.uk
- 3 This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.
- 4 The applicant is advised to investigate whether owners of adjoining property need to be consulted under the Party Wall Act 1996.