

2024/0473

Mr Micheal Collins

22 Stead Lane, Hoyland Common, Barnsley, S74 0AD

Single storey rear outbuilding

---

### Site Description

The application relates to a semi-detached dwelling located on a residential street, Stead Lane within the Hoyland area. The property is constructed of red brick with a tiled pitched roof. To the rear north of the property is a detached single storey, pitched roof garage constructed from similar materials to the host dwelling. The surrounding area is characterised by residential semi-detached and terraced housing. Some materials differ to the site property with stone and rendered materials.

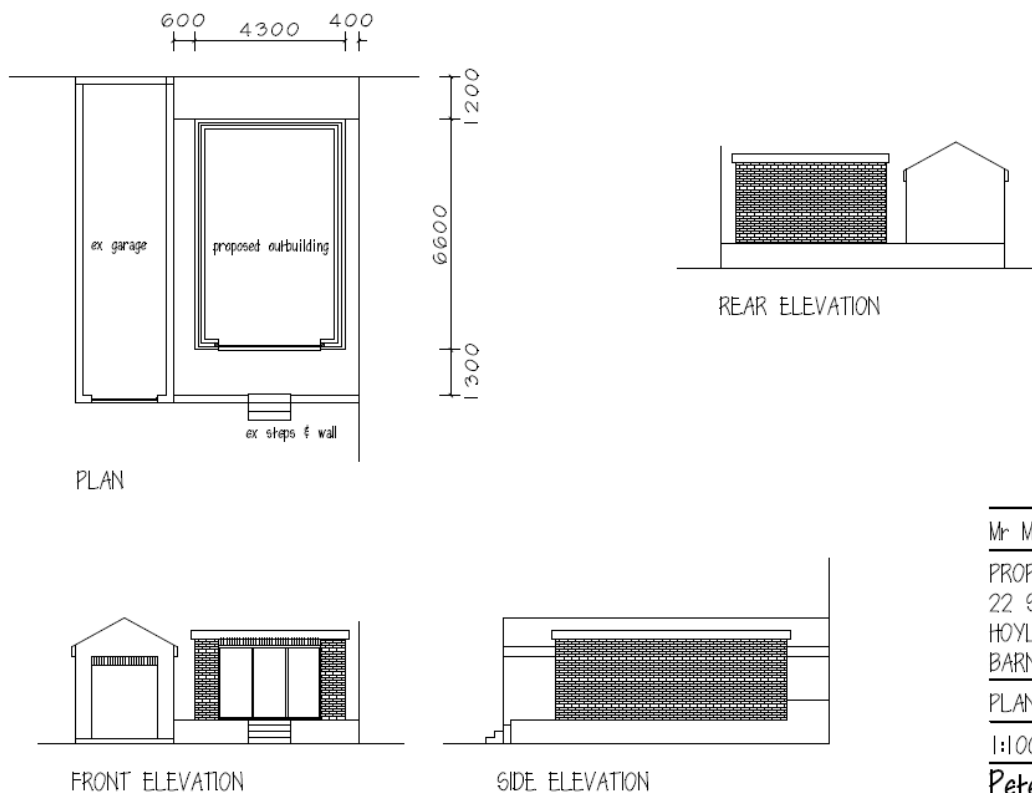


## Planning History

No planning history

## Proposed development

The applicant is seeking permission to erect a single storey flat roofed outbuilding to the rear of the property. The outbuilding will sit upon a raised level patio. With a total height of approximately 3.2 metres from the ground floor and approximately 2.5 metres from the raised patio. The outbuilding is 6.6 metres in length by 4.3 metres in width and within 2 metres of the rear boundary and 1 metre of the north boundary. Matching materials have been detailed with a white UPVC doors approximately 3 metres in width facing the property to the South. The proposal is located towards the east of an existing single storey detached garage.



Mr M COLLINS

PROPOSED OUTBUILDING  
22 STEAD LANE  
HOYLAND  
BARNSGLEY S74 0AD

PLAN & ELEVATION

1:100@A3 MAY24 Rev A

Peter Thompson   
"Linwood"  
Barnsley Road  
Dodworth  
Barnsley S75 3JR  
e-mail peter-thompson@hotmail.co.uk  
M.C.I.A.T.  
tff. 01226 201391  
m. 07973251730

## **Policy Context**

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

### Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High Quality Design and Place Making.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***

### Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

### National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed and beautiful places.***

## **Consultations**

No consultees were consulted on this application.

## **Representations**

Neighbour notification letters were sent to surrounding properties. No representations were received.

## **Assessment**

### Principle of Development

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety

### Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

The proposal is screened by the existing on-site garage to the west causing no detrimental effect to the residential amenity of 20 Stead Lane. The proposed outbuilding will be erected to the west of the rear garden of 24 Stead Lane. No overshadowing will be affected to the dwelling however some minimal overshadowing may affect the outbuilding to the rear of 24 Stead Lane. This however will be limited to the evening. The proposed outbuilding exceeds the height guidance within the SPD however this would not be to a detrimental affect as the property benefits from existing boundary treatment. The proposal is no more overbearing in height than the existing outbuilding at 24 Stead Lane. No overlooking increase shall occur as the raised patio already provides the ability for some overlooking; therefore, the proposal will not provide any increased detrimental affect to residential amenity of 24 Stead Lane.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

### Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling,

Detached garages and outbuildings 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.

Although the proposal does not match the roof form of the dwelling, we would find the proposed flat roof acceptable as this lowers the overall height of the outbuilding, matches neighbouring outbuildings and garages and will not be seen from the street. The proposed outbuilding has detailed matching materials to the existing dwelling.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

### Highway Safety

The proposal does not affect any parking availability and there are no additional bedrooms proposed.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

**Recommendation**

**Approve with Conditions**