
2024/0947

Mr Scott Keen

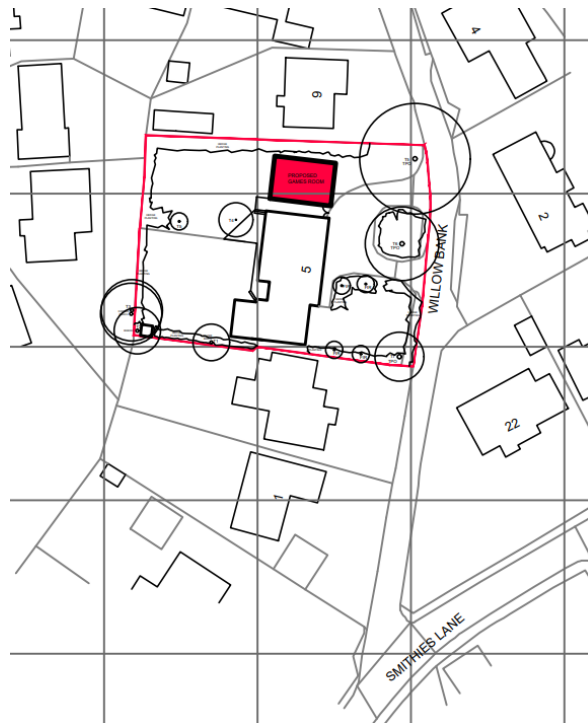
5 Willow Bank, Barnsley, S75 1BN

Erection of detached single storey outbuilding for use as games room/home office.

Site Description

The application relates to a modest plot located on the west side of Willow Bank, close to the junction with Smithies Lane and in an area that is principally residential characterised by detached dwellings of varying scale and appearance.

The property in question is a part single-storey and part two-storey detached dwelling with converted roof space constructed of stone. It features an asymmetrical street-facing gable and pitched roof with red and brown coloured roof tiles. To the rear is an existing flat roof dormer extension built off the rear external wall of the dwelling and incorporating a first-floor balcony. A single storey flat roof rear extension is also present. The rear garden is of a modest size and extends to the north side of the dwelling. The development site is bounded by a mix of trees, hedgerows and other vegetation.



Planning History

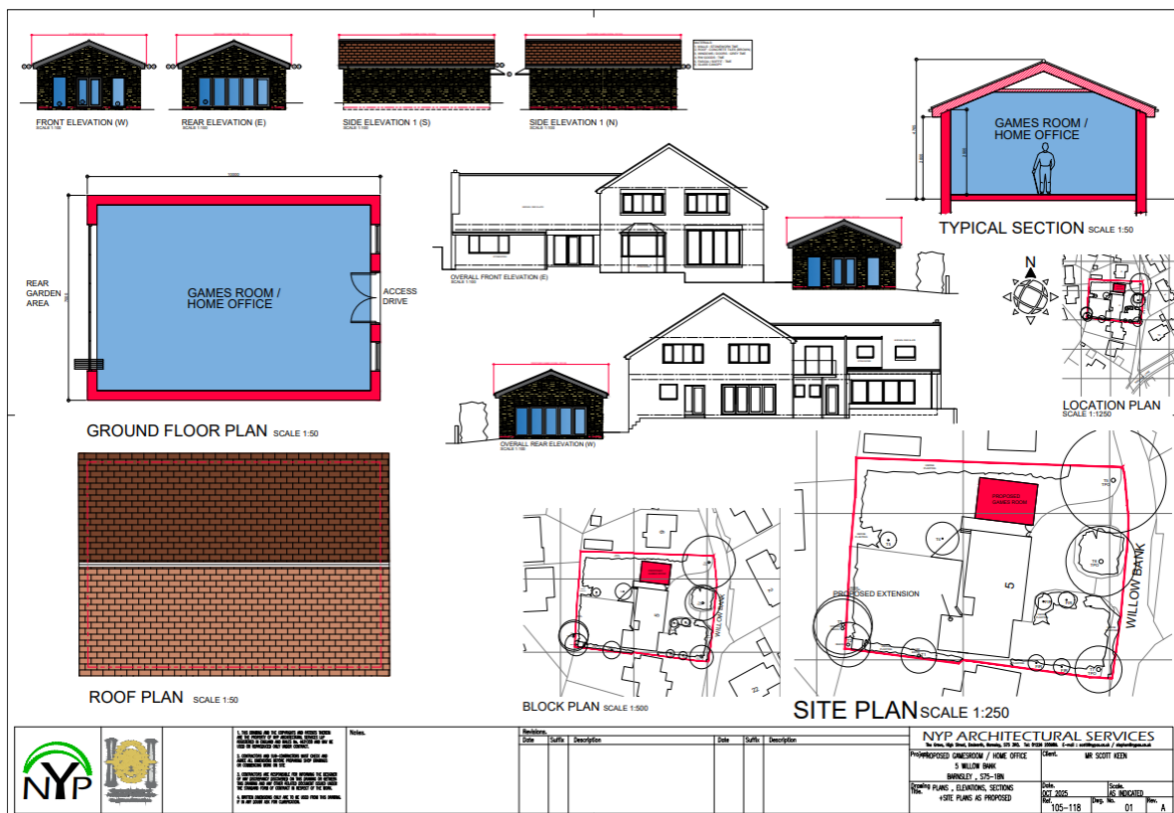
There are several applications associated with this site. However, the most recent and relevant are:

1. 2018/1532 – Erection of two storey dwellinghouse and associated access and landscaping. – Approved.
2. 2021/1705 – First floor side extension including new roof with an increased roof ridge height compared with the existing dwelling and changes to the window arrangements including replacement and new windows to the front, rear and side. – Approved.
3. 2023/0777 – Replacement of existing rear conservatory with single storey extension. – Approved.

Proposed Development

The applicant is seeking permission for the erection of a single storey detached outbuilding for use as a games room and home office.

The proposed outbuilding would measure approximately 7 metres by 10 metres (70m²) and would have a gable pitched roof with an approximate eaves and ridge height of 3.2 metres and 4.7 metres respectively. The outbuilding would be constructed of closely matching external materials, including stone and roof tiles.



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 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which 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 GD1: General Development.**
- **Policy D1: High quality design and place making.**
- **Policy T4: New Development and Transport Safety.**

Supplementary Planning Document(s)

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

National Planning Policy Framework (December 2024)

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 places.**

Other Material Consideration(s)

- **South Yorkshire Residential Design Guide 2011 (SYRDG).**

Consultations

Forestry Officer	No objection subject to conditions.
South Yorkshire Mining Advisory Service (SYMAS)	Fault geology will be considered during future regulatory stages.

Representations

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

Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

Extensions and alterations to a domestic property and the erection of detached garages in domestic curtilages are acceptable in principle if they would remain subsidiary 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 and the erection of detached garages in domestic curtilages are considered acceptable if they would not adversely affect the amenity of neighbouring properties.

The proposed outbuilding would be positioned to the north blank side of the application dwelling and to the south of 9 Willow Bank. Whilst some overshadowing could occur because of the location of the proposed outbuilding in relation to the sun path and because it would be slightly elevated due to existing level differences, the outbuilding would be erected adjacent to the blank gable side elevation of the 9 Willow Bank. Moreover, the outbuilding would also largely conform to existing building lines with a minimal projection beyond the rear elevation of 9 Willow Bank. Additionally, existing boundary vegetation in this location, which is likely to contribute to some existing level of impact, could lessen the extent of any further potential impact. Furthermore, the proposed outbuilding would comprise of a single storey. This would likely result in a reduced impact compared with the two-storey detached dwelling approved in this location under application 2018/1543. It is therefore not considered that the proposal would contribute to significantly increased levels of overshadowing or reduced levels of outlook.

The outbuilding would feature windows and glazed doors on its east (front) and west (rear) elevations and would face into the development site and away from surrounding neighbouring properties. Trees and other vegetation on the eastern and western site boundaries would provide additional screening. It is therefore not considered that the proposal would contribute to significantly increased levels of overlooking or loss of privacy.

It is indicated that the outbuilding would be used as a games room and/ or home office. Nevertheless, the outbuilding will be conditioned for domestic use only.

Considering the above, this weighs significantly in favour of the proposed development.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and is acceptable regarding residential amenity.

Visual Amenity

Extensions and alterations to a domestic property and the erection of detached garages in domestic curtilages are considered acceptable if they would not significantly alter or detract from the character of the street scene. Development should also sympathetically reflect the style and proportions of the existing dwelling.

The House Extensions and Other Domestic Alterations SPD states that detached outbuildings should normally not be any larger than 39m². In this instance, the proposed outbuilding would adopt a significantly larger footprint of approximately 70m². This would normally be expected for a two-bedroom three-person dwelling as set out by the SYRDG. The eaves and ridge height would also exceed the limits set out in the House Extensions and Other Domestic Alterations SPD. Whilst the proposal would be contrary to some of the Council's design guidance, it is noted that if the eaves and ridge height were reduced, the outbuilding could be erected as permitted development as it would be ancillary to the existing dwelling. Moreover, the footprint would be similar to that of the dwelling approved under application 2018/1543, and when taking into account the size of the existing dwelling and the development site, it is considered that the outbuilding would sit comfortably within its setting, would appear subservient to the existing dwelling and would generally adopt a sympathetic design and features, including closely matching external materials and a gable pitched roof, and as each application is considered on its own individual merits on a case-by-case basis, the proposed development, if allowed, would not set a precedent for similar development in the area. As such, it is considered that the outbuilding would sympathetically reflect the style and proportions of the existing dwelling and would not significantly alter or detract from the character of the street scene. The outbuilding would be set back from the highway and would be largely screened from public view by existing boundary vegetation.

Considering the above, and on balance, it is considered that this weighs moderately in favour of the proposed development.

On balance, the proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is acceptable regarding visual amenity.

Highway Safety

The proposed development would not be prejudicial to highway safety. The existing site access and off-street parking arrangements would be maintained within the development site, and as such, this weighs modestly in favour of the proposed development.

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

Trees

Large, protected tree specimens bound the development site along its eastern boundary alongside hedgerow and other vegetation. Other smaller unprotected specimens are located to the west within the development site alongside hedgerow and other vegetation that also extends along the northern and southern boundaries. The application is supported by an up-to-date Arboricultural Report and Impact Assessment and Arboricultural Method Statement. The impacts for the retained trees and in particular the protected trees would likely be minimal with only a minor encroachment into the rooting areas of T1 and G7 expected. The potential impacts are dealt with satisfactorily within the supporting documents, as are the protection measures for the trees. The Forestry Officer was consulted, and no objections were received subject to the Arboricultural Method Statement being conditioned to be complied with. This weighs significantly in favour of the proposed development.

Other Matters

A fault geology intersects the development site where the proposed outbuilding would be positioned. South Yorkshire Mining Advisory Service (SYMAS) were consulted, and it was stated that the fault geology would be considered during future regulatory stages.

Planning Balance and Conclusion

In considering the above assessment, the proposed development is relatively modest and restrained in nature and would adopt an appropriate scale, design and appearance in relation to its surrounding context, and as such, the proposal is considered acceptable regarding residential and visual amenity and highway safety. The impacts for the retained trees and in particular the protected trees would likely be minimal with only a minor encroachment into the rooting areas of T1 and G7 expected. The potential impacts are dealt with satisfactorily within the supporting documents, as are the protection measures for the trees. This application is therefore recommended for approval.

**Recommendation -
Approve with Conditions**