

2022/0704

Mr Joseph McGuiness

Westfield House, 2 Wellthorne Lane, Ingbirchworth, Barnsley, S36 7GJ

Two storey front extension and detached garage

Site Description

The dwelling is a two-storey detached dwelling located in Ingbirchworth. Although located on Wellthorne Lane its visible from Huddersfield Road which has a mixed residential street scene featuring a variety of dwelling types and materials used. The dwelling has a parking area to the side facing Huddersfield Road and a garden area to the other side, front and rear. A dwelling (Birch House, 2A Wellthorne Lane) has been constructed in what was the curtilage of the dwelling.

Planning History

B/93/1466/PR - Erection of detached garage joiners workshop (Refused)

2012/0788 - Erection of 1no detached dwelling & erection of detached garage to existing dwelling with repositioned vehicle access onto Penistone Road (Approve with Conditions)

2016/0209 - Erection of 1no detached dwelling and erection of detached garage to existing dwelling with repositioned vehicle access onto Penistone Road (Approve with Conditions)

2016/1040 - Erection of single storey side, front and rear extensions to dwelling (Approve with Conditions)

Proposed Development



The applicant is seeking approval for the erection of a two-storey front extension and a detached garage. The extension will project 4 meters from the front elevation of the dwelling in line with the existing front elevation to the east. The extension has a width of 4.75 meters. The extension will feature a pitched roof with a ridge height of 8.4 meters and an eaves height of 5.55 meters. The materials used will be matching brickwork and roof tiles.

The garage will have a length of 6 meters and a width of 6.45 meters. The garage will feature a pitched roof with a ridge height of 4 meters and an eaves height of 2.35 meters. The materials used will be matching brickwork and roof tiles to the dwelling.

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Allocation – Urban Fabric

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy D1: High quality design and place making – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Supplementary Planning Document: House extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals should;

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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 places - The Government attaches great importance to the design of the built environment. 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. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that *"development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"*.

Consultations

Highways Development Control (DC) were consulted and raised no objections subject to conditions.

Gunthwaite & Ingbirchworth Parish Council were consulted and provided no response.

Representations

Neighbour notification letters were sent to surrounding properties, no comments were received.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Visual Amenity

The SPD states that *'materials should normally be of the same type, colour and texture to the existing house or as close a match as possible'*. In this case, the proposed materials will match the existing dwelling with matching brickwork and roof tiles being proposed for the extension and the garage. The extension utilises a pitched roof which is akin to the existing pitched projection already present on the front elevation of the dwelling.

The SPD states that *"extensions at the front of individually designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene"*. Although located on the front elevation the elevation most prominent in the street scene is the side (east) elevation with the extension being set to the west of the front elevation. The extension replicates design features of the existing front elevation and will not have significant detrimental impact upon the character of the street scene.

The proposed extension conforms to the SPD in terms of its external materials and roof type, therefore it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being set to the side of the property less visible in the street scene.

The SPD states that *“detached garages 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”*. The materials used are suitable for the use and match the dwelling. The proposed garage is to be located to the north of the dwelling between it and the highway however it relates well to the site, its access and the dwelling in term of design, detailing and construction materials. The garage would appear subservient to the host dwelling.

The ridge height of the garage is modest from the ground level and maintains a balanced building in terms of the ratio of eaves to ridge heights. In terms of the siting, it is acceptable in this position due to the layout of the plot as the locations within the curtilage not in between the dwelling and the highway is the front/side/rear garden space which could not as feasibly accommodate the garage. It is not considered that the garage would have a significantly detrimental impact on the character of the street scene. There are other examples of garages/outbuildings set in-between dwellings and the highway at The Nook, 4 Westfield Grove, 43 Huddersfield Road and 47 Huddersfield Road, all of which are located on the same side of Huddersfield Road as the host dwelling. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

No objections were received to the proposal from the neighbouring properties. The proposed front extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The proposed front extension will not project further than the existing front elevation of the dwelling. In terms of overlooking no windows are proposed on the side elevation of the front extension and the proposed windows on the front elevation are not deemed more harmful than the existing windows on the front elevation of the existing dwelling.

The SPD states that *“detached garages should be single storey structures and the eaves height should not normally exceed 2.5m from ground level”*, the eaves height is proposed to be 0.15 meters less than the recommended maximum height. The proposed garage will not have a significant detrimental impact on any neighbouring property by way of overshadowing, being overbearing or overlooking. The only property that could be impacted by the proposed garage is The Nook, 4 Westfield Grove which is set adjacent the boundary closest to the location of the proposed garage.

The total height of the garage has been reduced to 4 meters which although the garage can't be constructed using permitted development rights, is the maximum height for a permitted development outbuilding with a dual pitched roof as is the case with the proposal. This height is deemed acceptable as to not have a significantly detrimental impact upon the neighbouring property. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no little impact on highway safety but the scheme does propose a revision to the existing access. The Council's Highways Section have commented on this as follows:

“The vehicular access to the site will need to be amended to accommodate the proposed garage which will require relocation of the dropped kerb footway crossing. Vehicular visibility will be unaffected however the applicant will be required to demonstrate that pedestrian visibility splays of 2m x 2m which are in the control of the applicant and contain no obstructions over 0.6m can be secured which should be conditioned. The remaining redundant dropped kerb should be raised and returned to footway. The proposed parking area should be surfaced in a bound material to prevent

loose stone and detritus being tracked onto the highway which should be conditioned and should be designed to prevent surface water from the site discharging onto the highway”

Subject to the conditioning of the above the proposal would not be considered detrimental to highway safety.

Recommendation

Approve with conditions