

Lee Forster

Variation of condition 2 (approved plans) of planning permission 2020/0267 (Erection of 1no detached chalet bungalow and associated works) to include detached garage

Land adjacent 65 Wharfedale Road, Gawber, Barnsley, S75 2LJ

Site Description

The application relates to a 1.5 storey bungalow approved under application 2020/0267. Works on the bungalow itself have not yet commenced but the grouting works, due to mining legacy issues, are currently taking place.

The site sits on a corner plot with Wharfedale Road to the East and Craven Wood Close to the North. The site previously formed the side garden associated with 65 Wharfedale Road which is a 2 storey dwelling which sits immediately to the South of the site.

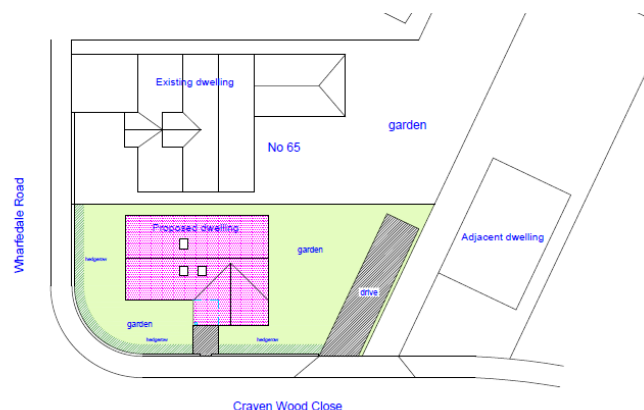
Application 2020/0267 was approved with a driveway to the far West of the site taking vehicular access from Craven Wood Close. The proposed garage would sit at the head of that approved driveway in the South Western corner.

Immediately to the West of the site is a detached bungalow which fronts Craven Wood Close on an angle. There are bungalows and 2 storey properties directly opposite the site to the North, fronting both Wharfedale Road and Craven Wood Close. To the South is 65 Wharfedale Road and its associated garden.



Site History

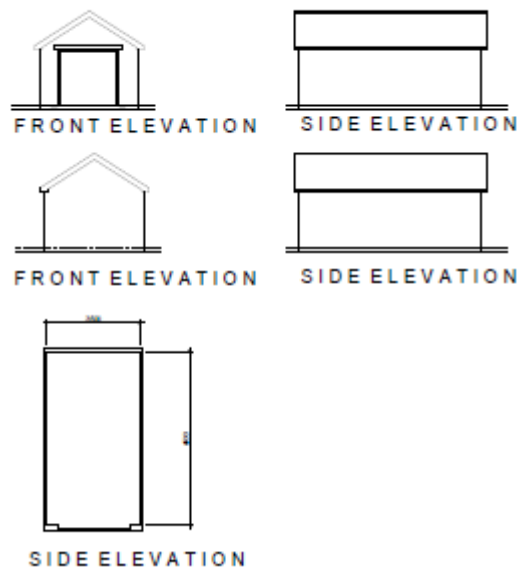
2020/0267 – Erection of 1no. detached chalet bungalow and associated works – approved subject to conditions



2021/0631 - Details of condition 3 (external materials) and 10 (coal mining risk) of planning permission 2020/0267 - Erection of 1no detached chalet bungalow and associated works – conditions discharged.

Proposed Development

The applicant seeks permission to vary condition 2 of application 2020/0267, which requires the development to be constructed in accordance with the approved plans, in order to include a detached single garage. The garage would be located to the West of the dwelling and be served by the approved driveway. The garage would have an internal measurement of 3.5m x 6.5m. The eaves of the building would measure circa 2.5m and the ridge circa 3.7m.



Policy Context

The part of the site subject to the application is allocated as Urban Fabric in the Local Plan. The following Local Plan policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

SPD's

Supplementary Planning Document (SPD) – 'House Extensions and other domestic alterations' sets out 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 for should:

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

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.

Detached garages should be single storey structures and the eaves height should not normally exceed 2.5m from ground level. It is not considered appropriate for detached

garages to include dormer windows as a way of accommodating rooms in the roof space but in some circumstances (e.g., where the garage is set within a large curtilage) it may be possible to utilise the roof space for ancillary accommodation/storage but not as an annex/granny annex. Where the privacy of neighbouring residents would not be compromised it may therefore be possible to install roof lights.

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 126 - 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.

Representations

Notification letters were sent to surrounding properties. No comments or representations were received.

Assessment

Principle of Development

The site is allocated as Urban Fabric within the Local Plan, as such, extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

In terms of the garage, detached garages should relate sympathetically to the main dwelling in style, proportions, and external finishes. It should be single storey and the eaves height should not normally exceed 2.5m from ground level.

Residential Amenity

The proposed garage would be immediately adjacent to the boundary shared with the bungalow to the West. The garage would project partially beyond the neighbouring front elevation but would be separated from the property by the neighbouring driveway, furthermore, the front elevation at that point contains the front door and a non-habitable room windows.

There are windows on the side elevation of the bungalow facing the side elevation of the garage but, as outlined above, the driveway sits between the side elevation of the bungalow and the garage. In addition, the eaves height of the garage is a modest 2.5m and the roof slopes away from the shared boundary. The garage would also be orientated to the North East of the bungalow, as such, it would not significantly increase overshadowing or be an overbearing feature, in accordance with Local Plan Policy GD1.

The proposed garage would also back on to the remaining rear amenity space of number 65 Wharfedale Road. However, it would be in the very North Western corner and would be set

away from the rear elevation of number 65. Again, it would not significantly increase overshadowing or be overbearing, in accordance with Local Plan GD1.

Visual Amenity

The proposed garage would front Craven Wood Close but would be set behind the building line of the host property and would sit on a similar line as the bungalows fronting Craven Wood Close. As such, it would not be an overbearing feature on the streetscene, in accordance with Local Plan D1.

In any case, the proposed garage follows the requirements of SPD 'House Extensions' in that it relates sympathetically to the main dwelling in style, proportions, and external finishes. There are also very similar garages visible in the streetscene, including to the side/rear of the immediately adjacent bungalow.

Highway safety

The previously approved access point and drive would remain. It is acknowledged that the approved drive would reduce in length and could only accommodate 1no. vehicle, however, the internal spacing within the garage meets the requirement of the South Yorkshire Residential Design Guide in order to be classed as a parking space, as such, 2no. space would be retained. The remaining driveway also exceeds the 5.5m-6m length required between the front elevation of the garage and the site boundary.

Conclusion

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the revised scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Approve – subject to conditions

Conditions

1. The development hereby permitted shall be begun before 04/05/2023.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990 and condition 1 of application 2020/0267.
2. The development hereby approved shall be carried out strictly in accordance with the plans (Nos 2020/03/01 & 20-250-04) 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 materials used in the bungalow and detached garage shall be;
Roof tiles - dark grey Marley modern
Windows and doors - Anthracite grey uPVC
Walls – natural stone with stone heads and cills
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. Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.
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 residential and visual amenity, in accordance with Local Plan policies GD1 and D1.
6. All in curtilage planting, seeding or turfing comprised in the approved details of landscaping (2020/03/01) shall be carried out on each plot no later than the first planting and seeding season following the occupation of the individual dwellinghouse/s; and any trees or plants which die within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'.
7. Pedestrian intervisibility splays having the dimensions of 2 m by 2 m shall be safeguarded at the drive entrance/exit such that there is no obstruction to vision at a height exceeding 1m above the nearside channel level of the adjacent highway.
Reason: In the interest of road safety in accordance with Local Plan Policy T4 New Development and Transport Safety.
8. The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.
Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New Development and Transport Safety.
9. All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway.
Reason: In the interests of highway safety in accordance with Local Plan Policies T4 New Development and Transport Safety and POLL1 Pollution Control and Protection.
10. The development shall be carried out in accordance with the details set out in the email dated 15 July 2021 from Mr Robert Agus, Partner of White Agus Partnership which confirms that a drilling and grouting (ground stabilisation) programme will be undertaken at this site, undertaken by a specialist contractor and under the terms and condition of the Coal Authority's Licensing and Permitting process. Grouting works will be validated by a suitably qualified third party.

Reason- Land stability NPPF sections 178 a,b,c. 179 and 170 e & f