

## **Planning Statement**

### **Resubmission of Relatives Annexe at 134 Church Hill, Royston, BARNSELEY**

#### **Erection of domestic annexe within domestic curtilage**

## Background

The applicant wishes to erect a 2 storey annexe to enable multi-generational living.

This will comprise an attached first floor 1 bed annexe with living space and shower/wc accessed from the existing first floor of the dwelling plus a garden store and double garage at ground floor. The building will be located to the western side of No 134 and will be behind the building line of Church Hill.

It should be noted that the applicant had previously obtained consent for a detached dwelling on the site of the proposed annexe. Ref 2009/0367 approved 13/5/2009 and the proposed annexe is smaller than this approved dwelling. The new drive was formed as per the agreed plans however the house itself was not constructed.

An application 2023/1047 for an attached annexe was refused on 18/1/2024.

The reason(s) for the Council's decision to refuse planning permission were:

1 In the opinion of the Local Planning Authority the proposed annexe would be contrary to Local Plan Policy D1 and SPD 'House Extensions and Other Domestic Alterations' in that its design, location of dormer windows, position and size would be architecturally inconsistent with the character of the host property and would as a consequence appear as a dominant and unduly intrusive feature in the street scene to the detriment of visual amenity. Furthermore, the annexe would be in a prominent position and not relate sympathetically to the main dwelling in style and proportions.

IN RESPONSE THE DESIGN HAS BEEN REDUCED IN SCLAE AND IS NOW ATTACHED WITH ACCESS TO THE ANNEXE FROM WITHIN THE DWELLING. THE STYLE REFLECTS THAT OF THE HOST DWELLING AND DORMERS ARE CONFINED TO THE REAR ELEVATION.

2 In the opinion of the Local Planning Authority the proposed annexe would not constitute ancillary accommodation to the host dwelling 134 Church Hill due to its substantial size which would facilitate independent living and prevents reliance upon the host dwelling, contrary to the requirements of the Supplementary Planning Document (SPD) - House Extensions and Other Domestic Alterations and Local Plan Policy GD1 - General Development.

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## Principle of development

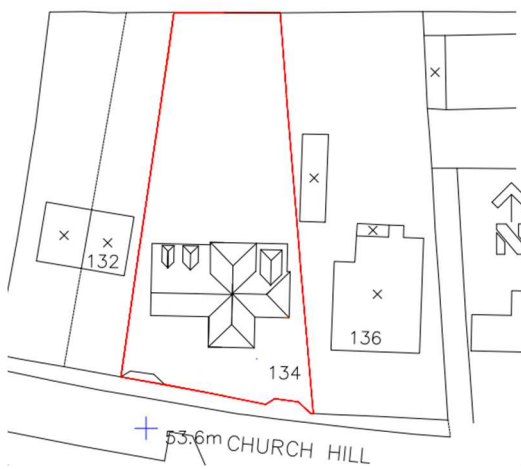
The principle of development should therefore be acceptable subject to meeting other policies in relation to the character of the area, highway safety and residential amenity.

## Scale/Character

Design is detached and is an annexe to the host dwelling and the host dwelling and annexe have use of shared amenity space.

## Impact on neighbouring properties/land use

The design is not dominant is integrated into the dwelling as a 2 storey extension and will not cause overshadowing of adjacent properties. It is a smaller size and does not project further towards NO 132 than the approved dwelling.



## Access Issues

Access to the site is to continue through the existing driveway to the west of No 134 Church Hill and will be shared with the host dwelling, and there will be 6 curtilage car parking spaces. It is considered that the access and parking proposed is adequate. In addition the driveway to the east of the host dwelling is to remain.

## Policy

In section 6 of the NPFF Local Planning Authorities are urged to respond to the nationwide shortage of housing by 'delivering a wide choice of high quality homes'. This proposal meets this policy by providing accommodation for people seeking accommodation for multi-generational living in an established residential location. Additionally it is accommodation of quality that meets the design guidance as laid out in CABE Housing Space Standards.

There is a presumption in favour of sustainable development at the heart of the planning system, which should be central to the approach taken to both plan-making and decision-taking. Local planning authorities should plan positively for new development, and approve all individual proposals wherever possible.

**J Murray MCIQB**

19/1/2024