
2021/1501

Mr B Taylor

Erection of single storey extension to existing outbuilding (No 13A) to form 1 no. residential care apartment

13 Station Road, Lundwood, Barnsley, S71 5LA

Site Location and Description

The application relates to a large detached dwelling on Station Road in Lundwood. The property is part of 'Aspire in the Community' and the property was granted a change of use permission in 2008.

The property itself is of a red brick construction with an artificial stone frontage and a tiles gable pitch roof. A detached outbuilding sits in the rear garden and a substantial parking area is provided at the front of the dwelling. The surrounding area is solely residential, with a mixture of semi and detached dwellings and bungalows.



Planning History

2008/0646 – Change of use of dwelling into registered care home with respite facilities – Approved June 2008

2017/1559 – Erection of detached respite care apartment annex – Withdrawn

2018/0559 – Erection of single storey extension to outbuilding to form 1 no. residential care apartment – Approved June 2018

Proposed Development

The applicant is seeking permission for the erection of an extension to the existing outbuilding to form a new residential annex, which will provide respite care as part of the existing use.

The extension will have a sideways projection of 6.5m and a rearward projection 8.5m. The extension will have a stepped rear elevation due to the angled rear boundary of the site. As such, the overall floor area of the extension will be approx. 65m² and will comprise of an en-suite bedroom, lounge, kitchen, utility room and quiet room.

The extension will have a gable pitched roof, following the form of the existing building, with an eaves height of 2.8m and a ridge height of 5m.

It is proposed to construct the extension from matching materials.

The scheme put forward is the same which was approved in June 2018

Policy Context

Planning decision should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is allocated as urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy Poll1 Pollution Control and Protection
Policy I2 Educational and Community Facilities
Policy SD1 Presumption in favour of Sustainable Development

NPPF

The National Planning Policy Framework 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 there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

Consultations

Adult Care Homes – No comments received

Drainage – No objections

Highways DC – No comments received; however, no highways objections were made to the earlier identical application

Ward Councillors – No comments received

Representations

Neighbour notification letters have been sent to surrounding properties and a site notice was posted adjacent to the site; no representations have been received.

Assessment

Principle of development

The site falls within Urban Fabric; as such extensions and alterations to existing uses are considered acceptable in principle provided that they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

Residential Amenity

As mentioned previously a detached outbuilding associated with the approved use of the premises is located within the rear garden of the property and the extension is to be located on the northern elevation of this building, in the north-west corner of the site, approx. 1m-2m away from the northern boundary line.

The extension would be located to the south-east of the dwellings along Pontefract Road which could lead to possible overshadowing of these rear gardens. Whilst the proposed extension has a fairly high ridge line at 5m, this is lower than that of the existing outbuilding with the roof plane sloping away from the boundary line; this in combination with the presence of a 2m high wall along the rear boundary which is considered to lessen the impact of the proposal and as such the proposal is unlikely to significantly increase levels of overshadowing or loss of outlook to an unreasonable level.

Whilst there are windows on the rear elevation, these are at ground floor level and face onto the existing rear wall, as such, it is highly unlikely that any overlooking into neighbouring gardens will occur.

As the proposed annex extension will accommodate a single service user, it is unlikely to result in a significant increase in noise disturbance.

Whilst the existing outbuilding and proposed extension have an extensive footprint, they do not take up a disproportionate amount of garden space with a significant amount of space being left for outdoor recreation of residents.

It is therefore considered that the proposed extension to the existing outbuilding would not have a detrimental impact on the amenity of existing and future residents and is considered acceptable in terms of its impact on residential amenity, in compliance with Local Plan Policy GD1.

Visual Amenity

Whilst the main building has the appearance of a residential dwelling and is located within a residential area, it has an approved use as a registered care home.

Outbuildings of this size would not normally be considered acceptable in normal domestic settings, however this proposal is to serve an existing care facility, nevertheless some of the principles within SPD – House Extensions and Other Domestic Alterations is relevant. It states that detached outbuildings should relate sympathetically to the main dwelling in style, proportions and external finishes, particularly where the outbuilding is located in a prominent position.

The existing outbuilding and extension are located in the rear garden of the property, set well back from the highway and are not highly visible from public vantage points. The extension has a lower ridgeline than that of the existing outbuilding and so will appear subordinate to it. Whilst it is considered a fairly large addition the presence of screening, in the form of a wall and tree line means that its visual impact is limited to some extent.

The proposed extension relates well in terms of materials detailing and design to the original building and would not form an obtrusive feature within the street scene as such it is therefore considered acceptable in terms of visual amenity and in compliance with Local Plan Policy D1

Highway Safety

The proposal does not result in the loss of off-street parking or the need to provide additional parking spaces. The proposal is therefore considered acceptable on highway safety grounds.

Recommendation

Approve with conditions