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PLANNING STATEMENT

ERECTION OF DETACHED DOUBLE GARAGE WITH FIRST FLOOR ACCOMMODATION ABOVE (AMENDED SCHEME FROM PREVIOUS REFUSAL 2016/0993)

62 CHURCH STREET

GAWBER

BARNSLEY

S75 2RJ

PREPARED FOR: NEIL BOWEN ARCHITECTS LTD

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1.0 INTRODUCTION

This statement has been prepared to support the submission of an application for full permission for the erection of a detached double garage with first floor accommodation above at 62 Church Street, Gawber, S75 2RU.

The scheme follows the Local Planning Authority's (LPA) decision to refuse a previous application at the site (2016/0993). The current proposal has taken the LPA's previous decision into account and features an amended design, including a reduction in overall height and lantern roof design, to ensure that the previous concerns raised by the LPA have been fully addressed.

The existing property, and surrounding area, are of no specific architectural merit and the proposals have been designed to be entirely in keeping with the character of their setting. The proposed development, by virtue of its back land location, would not be highly visible from the public realm and only a limited number of local properties would be able to view it.

This statement should be read in conjunction with the supporting plans supplied by Neil Bowen Architects which demonstrate the design credentials of the scheme in more detail.

This statement now proceeds to give details of the site. The details of the proposal are then set out. The planning merits of the scheme are then discussed in relation to relevant planning policies contained in the statutory development plan, together with Government guidance principally set out in the NPPF. Other material considerations, primarily the previous refusal at the site, are also considered. It will be demonstrated that proposal will make a positive contribution to the character of the area and sufficiently protect neighbouring living conditions. Finally, the conclusion is reached that planning permission should be granted for the proposed development.

2.0 THE SITE

This application relates to a modern, detached, two storey dwelling located down a private drive in a back land location. Given the location of the site it is not highly visible from the adjacent highway network and has

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no significant impact on the character of the area. The dwelling benefits from private amenity space to the rear and a partially constructed garage to front. Properties in the locality vary in terms of style although the majority are residential in use.

3.0 THE PROPOSAL

Full planning permission is sought for the erection of a detached double garage with first floor accommodation above.

Full design details of the scheme can be found in the supporting documentation supplied by Neil Bowen Architects. However, at this stage the following points are considered worthy of mention:

- The proposed garage would provide ground floor space for vehicular parking. The principle of this has already been accepted by the LPA.
- The upper floor would be used for living accommodation which would be wholly ancillary to the use of the existing dwelling. The applicant does not have any plans to create a separate dwelling.
- The approved scheme represents an amended scheme from that previously refused by the LPA (2016/0993) and features an amended roof design and reduced overall height. These changes result in a more visually subservient appearance and reduced impact on neighbouring properties**.**

4.0 PLANNING HISTORY

The relevant planning history for the site is as follows:

- 2016/0993 - Erection of detached double garage with first floor accommodation above – refused permission 2016 for the following reason:

  "In the opinion of the Local Planning Authority the scale and design of the proposed garage is considered excessive in that it would not appear as a subservient feature to the host dwelling, as such it would appear overly prominent to the detriment of the character and setting of the street scene and the outlook of neighbouring properties from which it would be seen. As such the proposals are

considered to be contrary to Core Strategy Policy CSP 29 (Design) and the design Guidance contained within supplementary Planning Document - House Extensions."

- 2012/0738, Erection of a detached double garage with store/playroom above, approved 2012.
- 2009/0853, Erection of detached double garage and playroom to dwelling, approved 2009.

5.0 PRE-APPLICATION DISCUSSIONS

Given the simplistic nature of the issues involved, this submission was not discussed with the LPA prior to submission. The applicant has worked closely with Neil Bowen Architects and JR Planning to develop a scheme which fully addresses the previous reason for refusal at the site.

6.0 ALLOCATION AND POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan consists of the Core Strategy, the Unitary Development Plan, the Joint Waste Plan and the Education Sites Development Plan.

Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising National Planning Practice Guidance (NPPG). The Council's supplementary planning documents 'House Extensions' and 'Parking' are also considered of relevance. The previous decisions on planning applications at the site, as detailed above, are considered as material considerations.

National

The NPPF is reflective of the guidance contained within the NPPG. The following sections of the NPPF are considered of direct relevance to the current proposal:

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Paragraph 14 states that at"…the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking."

The NPPF makes it clear that sustainable development comprises three strands; economic, social and environmental. It also states that sustainable developments should be approved without delay.

Paragraph 56 emphasises the need and importance of high quality design.

It is crucial to note that paragraph 60 of the NPPF sets out the Government's expectation that LPA's should not stifle architectural innovation:

"Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness."

Core Strategy

Policy CSP 29 (Design) emphasises the importance of high quality design which responds positively to, and respects, the character of its local environment.

Saved UDP Policies

There are no saved UDP policies which are considered of direct relevance to the current proposal.

Supplementary Planning Guidance

The Council's 'House Extensions' SPD is consistent with policy CSP 29 and aims to ensure that new developments do not have an adverse impact on neighbouring living conditions.

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The Council's Parking SPG sets out the Council's expectations in relation to vehicular access arrangements and parking standards.

7.0 ASSESSMENT

Principle

Full permission is sought for a residential outbuilding within the curtilage of an existing dwelling. The LPA have previously accepted the principle of similar proposals at the site, albeit with different designs. The scheme would not result in a net loss or gain in residential units at the site. The application site is located in a sustainable location and the works would help the applicant meet the specific needs of their family. Current Central Government guidance encourages the provision of a range of house types to meet the broad range of family circumstances and demographic shifts. There are no policy allocations preventing the development of the site in the manner proposed.

The principle of development must therefore be considered acceptable.

Impact on the Character of the Area/ Design

The existing property is positioned at the end of a private drive, in a back land location, and is not highly prominent from the public realm. The proposed works would be entirely compatible with the character of the existing dwelling house and would feature a pitched roof design (with flat roofed lantern) and external materials to match the existing.

In determining the previous scheme at the site the LPA concluded that the *"…scale and design of the proposed garage is considered excessive in that it would not appear as a subservient feature to the host dwelling, as such it would appear overly prominent to the detriment of the character and setting of the street scene and the outlook of neighbouring properties from which it would be seen".*

In response to these concerns, the applicant would draw the LPA's attention to the following points:

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- The current scheme features an amended design which includes a lower ridge height and lantern element. These changes result in a form of development which is wholly in keeping with the scale and character of the existing property.
- The height of the proposed building would be significantly lower than that of the host property and neighbouring dwellings. It is clear that the dominant building within the site would continue to be the main dwelling and that the proposed building would be the subservient, secondary structure.
- The application site cannot be readily seen from the public realm. There is no set pattern to development in this location and the proposed development would not have any material impact on the character of the locality.
- The LPA have previously accepted the principle of a detached outbuilding in this location. The level of floor space proposed in this case is similar to that previously approved (2012/0738 and 2009/0853).
- The proposal exceeds all minimum distances set out within the LPA's 'House Extensions' SPG. The SPG distance requirements relate to two storey buildings, whereas the current proposal is of a height more typically found in single storey structures. With reference the LPA's own guidance, the proposal cannot reasonably be considered to result in a visually oppressive structure.

Impact on Living Conditions

Overlooking

The proposed outbuilding would feature openings to its' front elevation that would face on to the highway and which would have no impact on neighbouring living conditions. No openings are proposed to rear or to the southern, side elevation of the building. The applicant would be willing to accept any condition removing permitted development rights for further openings if the LPA deemed this necessary.

It is therefore clear that the scheme would not result in unacceptable loss of privacy at any neighbouring dwelling.

Overshadowing

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As previously stated, the proposed works would meet and exceed the minimum distances set out within the Council's SPG relating to home extensions. Indeed, given that the height of the building would be limited to that significantly below a typical two storey structure, the LPA should be satisfied that there is no issue relating to loss of daylight or prospect at any neighbouring dwelling.

Overdevelopment

The proposal would not affect the private rear garden area at the host property which is more than adequate relative to the size of the host property. Furthermore, an adequate amount of off-street parking would be provided within the site. The scheme would not therefore result in the overdevelopment of the site.

Highways Safety

The proposed layout would ensure a sufficient level of off street parking provision is retained within the site. The proposed level and layout of parking would be the same as previously approved by the LPA. The additional floorspace would not result in a significant intensification in vehicular movements in and around the site. The proposal would therefore have no significant impact on vehicular or pedestrian safety.

8.0 CONCLUSION

For the reasons set out above it is clear that the scheme would result in a sustainable form of development that would sufficiently respect the character of the area and neighbouring living conditions. The proposal would make a positive contribution to the objective of providing a wide range of dwelling types in the area and would not conflict with any local or national planning policy or guidance. The proposal has fully addressed all previous reasons for refusal.

The scheme is a sustainable form of development which the LPA, in accordance with national guidance, should seek to approve without delay. The proposal would sufficiently accord with adopted planning policy and guidance and the LPA are respectfully urged to grant permission for the scheme.

The Applicant is willing to discuss any issues that may arise during the consideration of the proposal with the LPA.

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