The Planning Inspectorate

Appeal Decision

Site visit made on 28 September 2020

by A Caines BSc(Hons) MSc TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 October 2020

Appeal Ref: APP/R4408/D/20/3254277
39 Mayfield, Oxspring, Barnsley, South Yorkshire S36 8YN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mrs Julia Billard against the decision of Barnsley Metropolitan Borough Council.
- The application Ref 2020/0270, dated 23 February 2020, was refused by notice dated 26 May 2020.
- The development proposed is a detached garage/workshop.

Decision

1. The appeal is allowed and planning permission is granted for a detached garage/workshop at 39 Mayfield, Oxspring, Barnsley, South Yorkshire S36 8YN in accordance with the terms of the application, Ref 2020/0270, dated 23 February 2020, subject to the following conditions:

   1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

   2) The development hereby permitted shall be carried out in accordance with the following approved plans: A(00)-01; A(10)-01.

Main Issues

2. The main issue is the effect of the development on the character and appearance of the area.

Reasons

3. 39 Mayfield is a two-storey house on a large corner plot at the junction with Roughbirchworth Lane. The house is set back deep within the plot so that the majority of its garden is at the front and side, bound by a dense roadside hedge and mature trees. The area where the garage would be sited lies slightly below the road level.

4. Within this context the modest garage would sit comfortably within the plot and would not undermine its spaciousness or appear intrusive in the streetscene. Moreover, as a single storey building with a relatively shallow dual-pitch roof it would appear subservient to the much larger house it would be seen with. The roof material and colour would be appropriate for an outbuilding in its context. Therefore, even though the garage would not be wholly compliant with the Council's House Extensions and Other Domestic Alterations Supplementary Planning Document 2019 (SPD) in respect of its eaves height and siting, it would nevertheless comply with the requirement that garages should relate sympathetically to the main dwelling. Overall, the garage would not be

excessive or unduly conspicuous and would have limited impact on the character of this suburban residential locality.

5. I therefore conclude that the development would not cause unacceptable harm to the character and appearance of the area. Thus, it would not conflict with Policy D1 of the Barnsley Local Plan 2019 and the SPD, which among other things, require development to complement local character.

Conditions

6. I have imposed the standard commencement and approved plans conditions for the avoidance of doubt and in the interests of proper planning. There is no need for a materials condition as they are specified on the plans.

Conclusion

7. For the reasons given, and subject to the conditions as set out, the appeal should be allowed.

A Caines

INSPECTOR