

2021/0862

Mr & Mrs Oldroyd

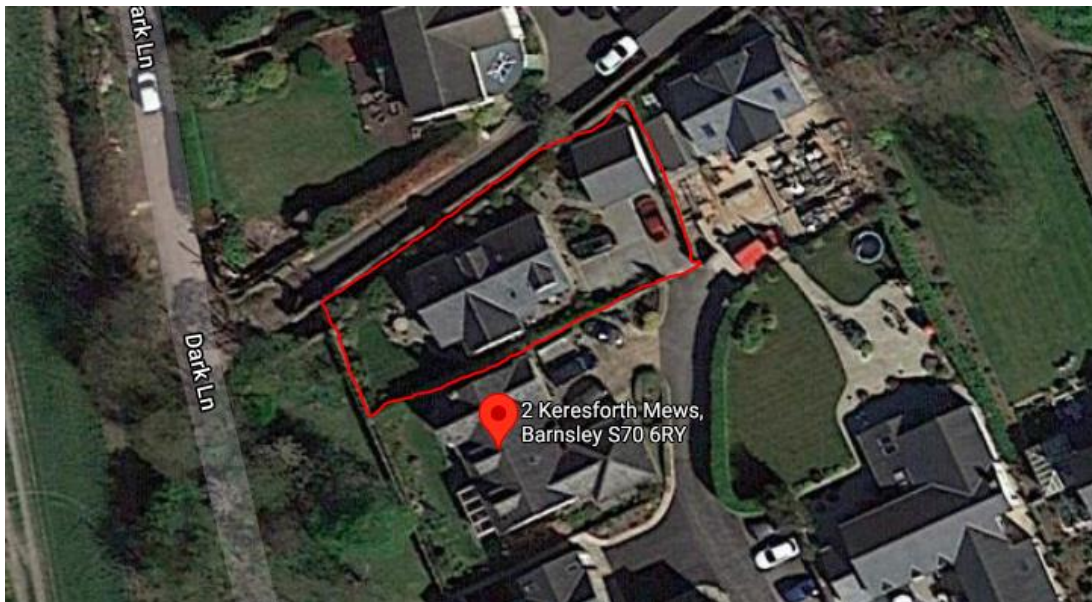
Erection of single storey extension to the side/rear of dwelling

2 Keresforth Mews, Dark Lane, Barnsley, S70 6RY

Site Description

The application relates to a detached dormer bungalow approved under application 2008/0793. The dwelling sits to the North of, and within the former grounds of, Keresforth House which now houses luxury apartments. The majority of the gardens sit to the West of the dwelling and the driveway and associated detached garage are located to the East. There is a detached dwelling, also approved under application 2008/0793, directly to the South. There is a further detached dwelling to the East, accessed off Keresforth Mews, and detached dwellings, accessed off Dark Lane, to the North.

The site is within the Green Belt and there are open fields, beyond Dark Lane, to the West of the site.



Site History

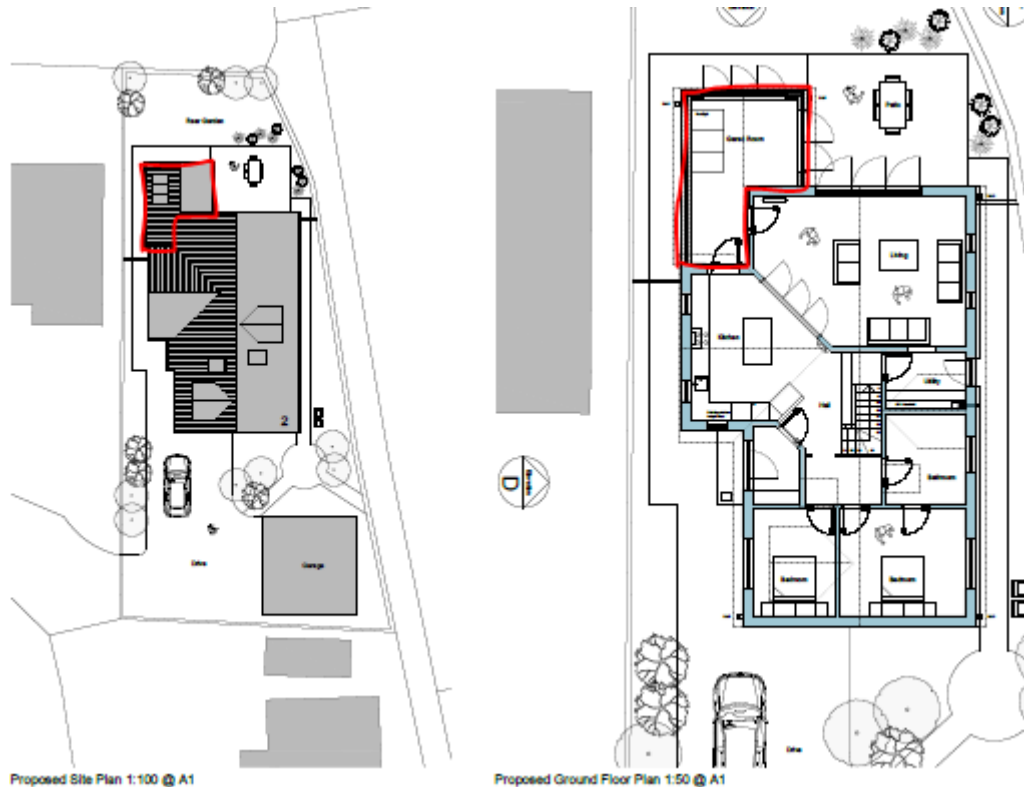
2008/0793 – Erection of 2 detached dwellings – approved subject to conditions, including the removal of PD rights.



Proposed Development

Permitted development rights were removed when the application was approved under planning application 2008/0793 given the Green Belt location.

The applicant seeks permission to erect a modest single storey 'L' shaped extension to the South West corner of the building. The extension would partially infill the section adjacent to the existing projecting gable. It would continue the same building line as the gable and project 3m passed the Western elevation. The extension would have an eaves height of circa 2.3m and a ridge height of circa 3.2m. The extension would provide a garden room accessed from the existing kitchen and living room and provide direct access to the garden.



Existing Elevation 1:100 @ A1



Policy Context

The part of the site subject to the application is allocated as Urban Fabric in the Local Plan, the garden area beyond the access track is within the Green Belt. The following Local Plan policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy GB2 'Replacement, extension and alteration of existing buildings in the Green Belt'

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 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.

Within the Green Belt, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles above and the following criteria:

1. The total size of the proposed and previous extension should not exceed the size of the original dwelling.
2. The original dwelling must form the dominant visual feature of the dwelling as extended

NPPF

These policies are considered to reflect policies set out in the revised NPPF, which requires development to be of high-quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Para 145 - A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original build

Representations

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

Assessment

Principle of Development

The site is within the Green Belt where extensions and alterations to residential properties are acceptable in principle where the total size of the proposed and previous extension do not exceed the size of the original dwelling and where the original dwelling forms the dominant visual feature of the dwelling as extended.

The application property has not been extended since its construction and the proposed extension is a modest addition, far short of the existing floorspace, as such, in principle the extension is acceptable.

Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

The proposed extension is set away from the neighbouring properties to the North and East and adjoins Dark Lane and open fields to the West. It would sit relatively close to the boundary shared with the dwelling to the South, however, it would not project significantly beyond the neighbouring Western elevation and would be immediately adjacent to a blank side elevation.

Furthermore, the proposed extension has a modest eaves height and the roof slopes away from the shared boundary. There are also no windows proposed on the Southern elevation facing the shared boundary.

The extension would not take up an unreasonable proportion of the existing garden area and the remaining garden would be in excess of 60m² in accordance with SPD 'Design of Housing Development'.

As such, the proposed modest extension would maintain residential amenity in accordance with Local Plan Policy GD1.

Visual Amenity

The proposed extension is modest in size and would not be in a prominent location given that it would be set away from both Keresforth Mews and Dark Lane. Views from public vantage points would also be limited by neighbouring buildings, boundary treatments and vegetation.

In any case, the extension would be of a design and size which harmonises with the host property and the the original dwelling would still form the dominant visual feature, in accordance with Local Plan Policy GB3, D1 and the NPPF.

Highways

There would be no change to the existing parking or access arrangements.

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 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

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

The development hereby approved shall be carried out strictly in accordance with the plans (Nos 218-D-20-003 & 218-D-20-004) 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.

The external materials shall match those used in the existing building.

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.