2022/0413

Mr Mike Jepps

26 Staincross Common, Staincross, Barnsley, S75 6JF

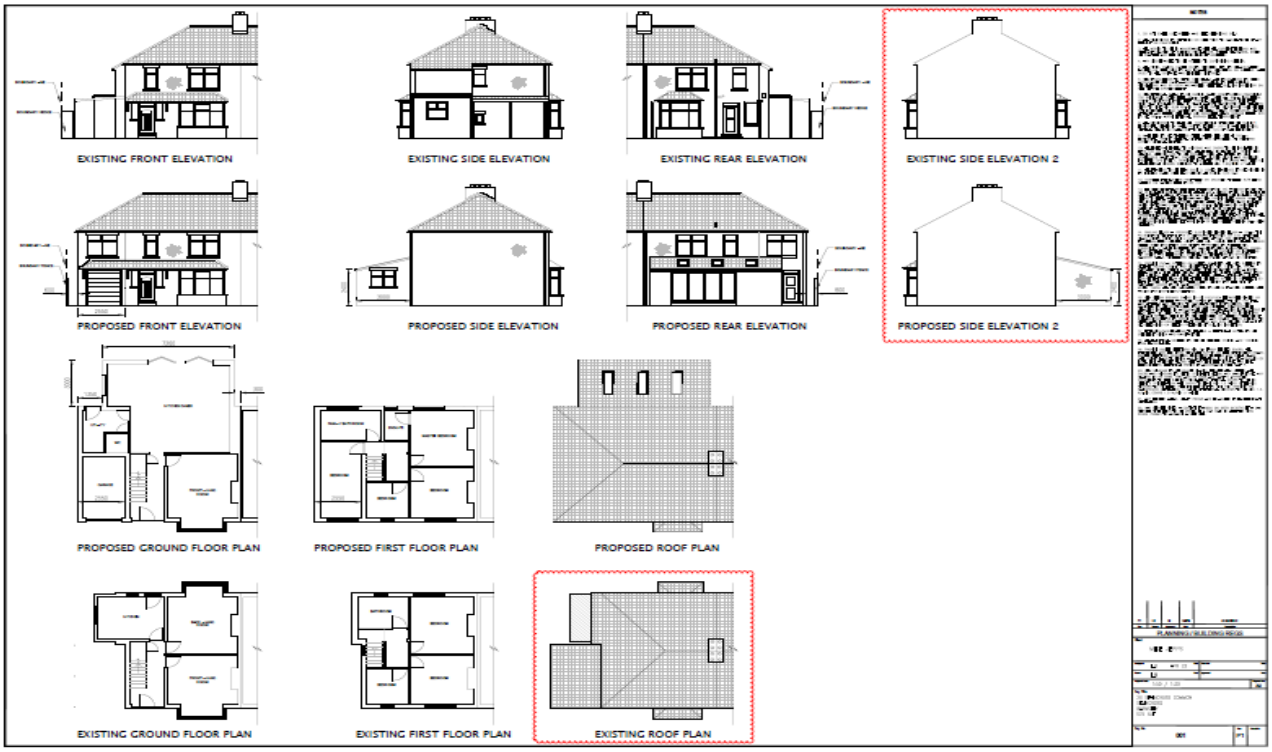
Two storey side extension and single storey rear extension

Site Description

The dwelling is a two-storey semi-detached dwelling located in Staincross. Staincross Common has a mixed residential street scene with various dwelling types and external materials featured. The dwelling has a driveway to the front which leads to an existing car port and side extension to the side. To the rear is a long rear garden and outbuilding.

Proposed Development

The applicant is seeking approval for the erection of a two-storey side extension and a single storey rear extension. The side extension will project 2.55 meters from the side (northwest) elevation of the dwelling. The extension has a width of 7.65 meters. The extension will feature a hipped roof with a ridge height of 7.4 meters and an eaves height of 4.8 meters. The materials used for both extensions will be matching brickwork and roof tiles. The rear extension will project 3 meters from the rear elevation of the dwelling. The extension has a width of 7.26 meters. The extension will feature a mono-pitched roof with a ridge height of 3.2 meters and an eaves height of 2.4 meters.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Allocation – Urban Fabric

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy D1: High quality design and place making – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Supplementary Planning Document: House extensions and Other Domestic Alterations

This document establishes 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;

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that *"development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"*.

Provisions under the 'Town and Country Planning (General Permitted Development) (England) Order 2015'

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) states that a single-storey extension, extending beyond the rear of the original house by no more than 4 metres (if a detached house) or 3 meters in any other case, that are no more than 4 meters in height and built using matching materials, can be erected without a planning application. This is an important consideration with this application as it represents a potential fallback position, whereby a single storey rear extension can be erected without planning permission, because the Government considers the impact of such development to be modest.

Consultations

Highways Development Control (DC) were consulted and raised no objections.

Representations

Neighbour notification letters were sent to surrounding properties, no comments were received.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Visual Amenity

The SPD states that '*materials should normally be of the same type, colour and texture to the existing house or as close a match as possible'*. In this case, the proposed materials for both extensions will match the existing dwelling with matching brickwork and roof tiles being used. The SPD states *"all two-storey side extensions should therefore have a pitched roof following the form of the existing roof".* The proposed extension utilises a hipped roof which follows the form of the existing dwellings hipped roof and is aligned at the eaves.

The roof is not proposed to be set down which is usually a requirement as stated by the SPD however in this circumstance the lack of a set down is acceptable because the neighbouring property (24 Staincross Common) has a side extension that is not set down approved under planning application B/98/0831/DT. Although this application was approved before current guidance was implemented the proposal in keeping with the adjoining property helps the balance between the dwellings and is less impactful upon the character of the street scene as the dwellings are viewed as a pair within it.

The SPD states *"to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling".* The side extension isn't proposed to be setback from the front wall of the dwelling however in this circumstance that is also acceptable because of the extension on the adjoining property which is also not setback. Again, this symmetry between the dwellings is valued as the street scene is mixed with no established design pattern therefore the cohesion between these two dwellings can be argued to be of less of an impact than an increase in variation caused by a setback.

The SPD states that *"the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling"* in order to ensure subordinance and that the original dwelling stays as the dominant feature. A projection of two thirds the original dwelling is 4.24 meters, and the proposed projection is less than this at 2.55 meters and is therefore acceptable. The proposed two-storey side extension partially conforms to the SPD in terms of external materials, roof type, setback and projection, however the proposal won't be detrimental to the character of the street scene due to the harmony with the existing dwelling and the original dwelling being dominant.

The proposed rear extension conforms to the SPD in terms of its external materials and roof type, therefore it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being set to the rear of the property. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

The proposed two-storey side extension won't have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing and extension does not project beyond the front or rear elevations of the dwelling at two-storey level. The impact of potential overlooking is minimal as no windows are proposed on the side elevation of the side extension.

The SPD states that for rear extensions "*on semi-detached dwellings an extension should not project more than 4m and again, the eaves height should not exceed 2.5m where the extension would project beyond 3m"*. The proposed rear extension conforms to the above recommendation. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety. The side extension incorporates a garage to replace an existing lean-to car port and whilst the garage is less than the requisite size to be counted as a parking space (3m x 6m), the driveway is of sufficient length to accommodate parking for two cars.

Recommendation

Approve with conditions