

2022/0802

Mr Simon

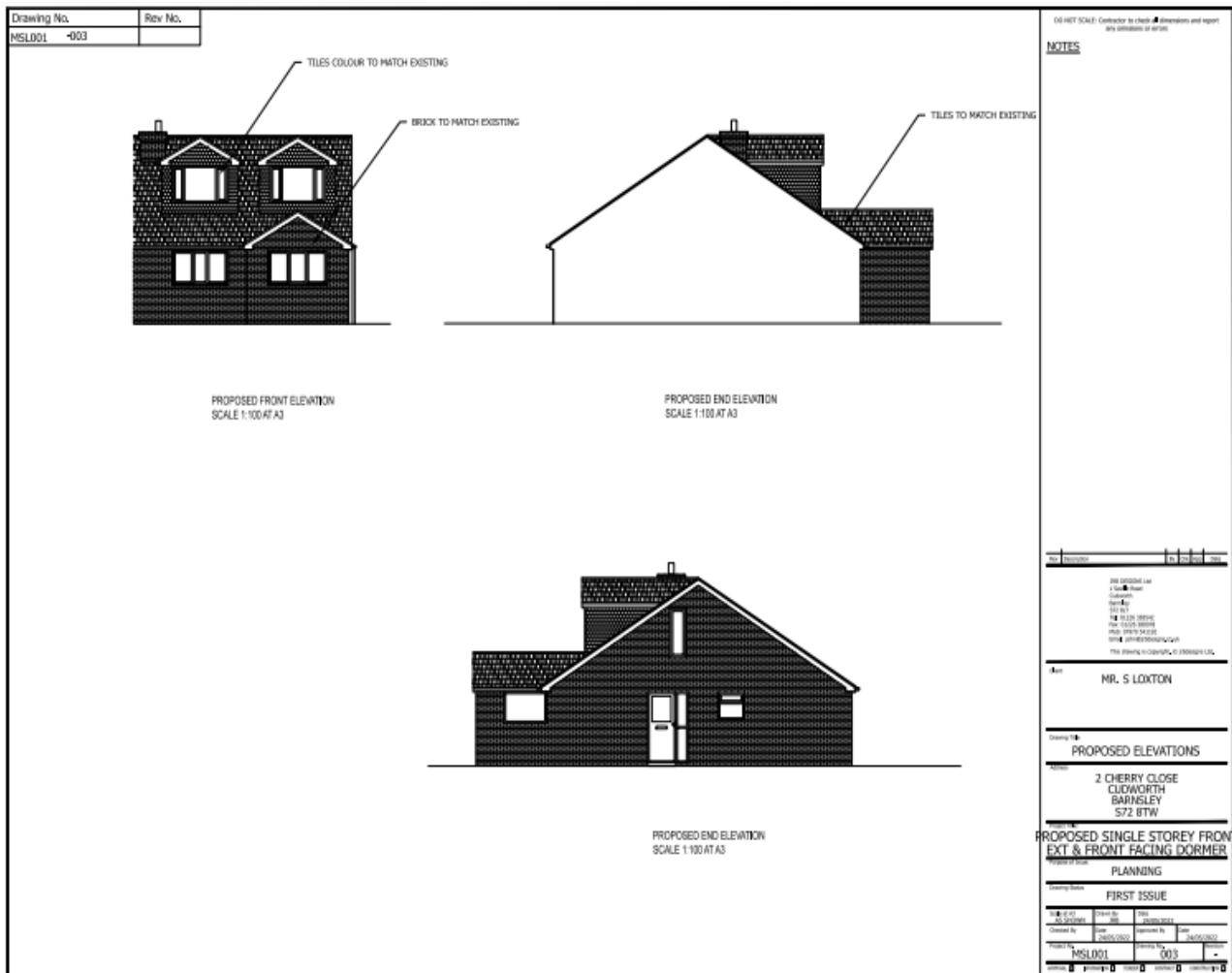
2 Cherry Close, Cudworth, Barnsley, S72 8TW

Erection of single storey front extension and front dormers to roof

### Site Description

The dwelling is a semi-detached bungalow located in Cudworth. Cherry Close has a consistent residential street scene featuring dwellings of similar design some of which feature front dormer windows. The dwelling has a garden to the front and a driveway to the side which leads to a detached garage to the rear.

### Proposed Development



The applicant is seeking approval for the erection of a single storey front extension and two front dormers in the roof. The extension will project 2.3 meters from the front elevation of the dwelling. The extension has a width of 3.26 meters. The extension will feature a pitched roof with a ridge height of 2.2 meters and an eaves height of 3.4 meters. The materials used will be matching brickwork and roof tiles.

### Policy Context

Planning decisions 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 Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

### **Local Plan Allocation – Urban Fabric**

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). 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”*.

### **Consultations**

No consultees were consulted for this application.

### **Representations**

Neighbour notification letters were sent to surrounding properties, one objection was received and in summary raised the following points;

- An extension of 2.3 metres would block both the view and the daylight for the adjoining dwelling.
- There may also be issues with drainage from the guttering as this passes between the two properties.

Issues with regards to drainage cannot be taken into account for the determination of this householder planning application and will be dealt with at the building regulations stage.

### **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 *“extensions at the front of individually designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene”*. The front extension replicates design features of the existing front elevation, and it won't have significant detrimental impact upon the character of the street scene due to its modest projection. Also, a front extension of similar design is also present in the street scene at 28 Cherry Close.



28 Cherry Close

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 will match the existing dwelling with matching brickwork and roof tiles being proposed. The extension utilises a pitched roof which is akin to the existing dwellings pitched roof and therefore acceptable. The proposed 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.

The SPD states that "*the design of the dormer window should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building*". There are dormers evident within the immediate area. Therefore, the inclusion of the two dormers is not considered detrimental to visual amenity. 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 front extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. This is because of the modest projection of the front extension which is only 2.3 meters. The extension is set to the opposite side of the dwelling to that of the adjacent dwelling and does not span the full width of the dwelling. In terms of overlooking no windows are proposed on the side elevation of the extension facing the adjacent dwelling. The extension is set to the west of the adjacent dwelling therefore minimising the impact of potential overshadowing. In relation to this the height of the extension does not exceed 4 meters and is therefore modest with the eaves height of 2.2 meters being only 0.2 taller than a 2-meter boundary treatment that can be erected using permitted development rights.

The proposed dormer windows partially conform to the requirements of the SPD given that they will be pitched roof in format and set back from the eaves and gable. It is also recommended they are set down from the roof line however this will not have a significant impact as the proposed dormers are not large and still balanced within the roof plane. 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.

#### **Recommendation**

**Approve with conditions**