2021/0689

Mr Wooding

12 John Street, Wombwell, Barnsley, S73 8LW

Two storey side extension

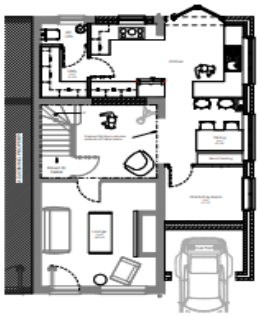
Site Description

The dwelling is a two-storey terraced dwelling located in Wombwell. John Street has a consistent street scene featuring similar terraced dwellings. The dwelling is an end terrace and is of redbrick construction with a pitched roof. The dwelling has a small front garden and driveway to the side as well as an access track to the allotments to the rear of the dwelling. To the rear is an existing two-storey rear extension with a flat roof, patio area and rear garden.

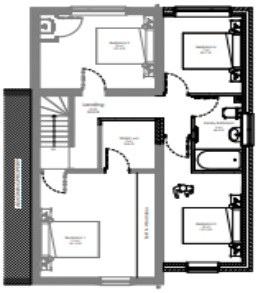
Proposed Development

The applicant is seeking approval for the erection of a two-storey side extension. The extension will project 3.55 meters from the side (north east) elevation of the dwelling. The extension has a width of 10.07 meters. The extension will feature a pitched roof with a maximum height of 8.8 meters and a height to the eaves of 6.5 meters as well as a flat roof to the rear in line with the existing dwellings flat roof. The materials used will be matching brickwork and roof tiles.

N.B.: On 05/07/2021, the proposal was amended. The projection of the extension was reduced to 2.85 meters. The maximum height was stepped down and reduced to 8.55 meters and a set back of 0.5 meters from the front elevation was added.



Ground Floor Level - Proposed



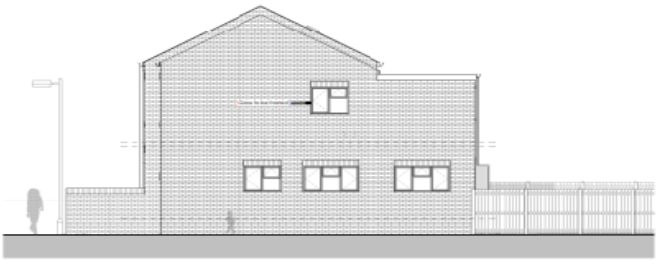
First Floor Level - Proposed



Front Elevation - Proposed



Rear Elevation - Proposed



Side Elevation - Proposed



Front 3D View - Proposed



Planning History

B/83/0788/WW – Extension to dwelling

Policy Context

Planning decisions should be made in accordance with the Local Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) does not change the statutory status of the Local Plan as the starting point for decision making. The Local Authority (LPA) has also adopted a series of Supplementary Planning Documents (SPD) and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan Allocation – Urban Fabric

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

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for the decision-making process as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in 2000) and the Core Strategy (adopted in 2011). 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***
- ***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. Where a Local Plan is absent or relevant policies are out-of-date, permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. This is assessed against the policies in the NPPF as a whole; or where specific policies in the NPPF indicate development should be restricted or 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 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to enhance the opportunities available for improving the character and quality of an area and its functionality.

Consultations

The LPA's Highways department were consulted and provided no response.

Representations

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

Assessment

Principle of development

The site falls within urban fabric as such, extensions to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host dwelling and are not detrimental to the amenity afforded to neighbours.

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 will match the existing dwelling with matching brickwork and roof tiles being proposed. The SPD states that *"all two-storey side extensions should therefore have a pitched roof following the form of the existing roof".* The proposed extension utilises a pitched roof which is set down and follows the form of the existing dwellings pitched roof and aligns at the eaves.

The SPD states that *"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 proposed extension is set back 0.5 meters from the front of the existing dwelling which is an acceptable set back distance.

The proposed extension conforms to the SPD in terms of its external materials, roof type and setback, therefore it will have no detrimental impact upon the character of the street scene due to the harmony with the existing dwelling.

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 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".* A projection of two thirds of the original dwelling would be 2.85 meters and the proposed projection is equal to this. This projection is therefore acceptable. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. There is a significant separation distance of over 1 meter between the extension and the next set of terraced dwellings.

In terms of overlooking there is a first-floor window proposed on the side elevation; however, this window serves a bathroom and a condition will be attached to obscure glaze this window in order to uphold privacy and alleviate any potential overlooking. There are ground floor windows proposed on the side elevation however these are to replace the existing windows on the current side elevation and therefore there will be only a slight increase in overlooking from these.

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 proposal increases the dwellings bedrooms to 4, therefore, the recommended off-street parking is 2 spaces. The dwelling currently has a driveway where the proposed extension will be located reducing the space available on the drive to 1. The applicant also owns the land adjacent to the driveway which they have stated they can park on and there is the possibility for on street parking in front of the dwelling as there are no restrictions on this road. In this respect the proposed is in line with recommendations in the Parking SPD.

<u>Recommendation</u>

Approve with conditions

1. 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.

2. The development hereby approved shall be carried out strictly in accordance with the amended plans (21-013 Dwg. Nos. A001-A & A003-A) and specifications as approved unless required by any other conditions in this permission.

   Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. 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.

4. The first floor window located on the side (north east) elevation, shall at all times be fitted with obscure glass and retained as such thereafter.

   Reason: To safeguard the privacy and amenities of the occupiers of the neighbouring residential property and in accordance with Local Plan Policy D1.