
2021/1684

Mr and Mrs Roberts

First floor side and single storey rear extensions and raised decking/patio area to rear with 1.8m high privacy screen on both sides

12 Swaithe View, Worsborough Dale, Barnsley, S70 4RY

Site Location & Description

The applicant's property is a semi-detached red brick dwelling with a hard surfaced parking area to the front/side which leads to an attached integral garage to the side. The site is located towards the head of a short residential cul-de-sac which is comprised of semi-detached and link detached properties constructed from red brick, similar in appearance to the applicant's.

Swaithe View is slightly sloping from West to East and the applicant's property is on a higher ground level than the land to the rear which is largely undeveloped green belt land with some outdoor sport facilities. Further, the front of the dwelling is at a higher level than the rear garden.





Proposed Development

The applicant is seeking approval for the erection of a first-floor side extension to the dwelling above the existing attached integral garage, a single storey rear extension and the creation of a raised patio/decking area immediately adjacent to the rear elevation of the extension.

The two-storey side extension is built on top of the existing garage and has a sideways projection of 2.8, a length from front to rear of 8.5m with the 0.4m setback. It has a pitched roof to match the existing with a height of 4.95m to the eaves and 8.35m to the roof ridge at the highest point. The plans have been amended from the initial submission to show a 0.4m setback in the front elevation of the extension at first floor level. This has created a natural setdown in the roof level of 0.1m.

The rear extension is single storey with a rearwards projection of 3m and a width of 7.6m which stretches across the entirety of the house. It is designed with a lean-to roof with a height of 2.9m to the eaves and 4.4m to the roof ridge.

The raised patio/decking area is shown on the plan as being in line with the base of the extension/house, but the rear garden is at a slightly lower level and is actually 0.85m higher than the base of the steps.



Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent 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, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or 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 achievement of high quality and inclusive design for all development, 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 take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

The new Local Plan was adopted at the full Council meeting held 3th 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 decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 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 – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy T4: New Development and Highway Improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions 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:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

None

Representations

Neighbour notification letters were sent to neighbouring residents, one comment was received which did not directly object to the proposal but raised some concerns with building safety. These comments are not material planning considerations and have been forwarded to colleagues in Building Control who have responded to the resident.

Assessment

Principle of development

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

Residential Amenity

The proposed extension is a semi-detached property, but the main bulk of the extension is the two-storey extension which is situated on the opposite side to the attached neighbour. The proposed extension will feature a bedroom window in the front elevation at first floor level which is situated around 24m from the adjacent properties. This is greater than the minimum 21m expected between habitable room windows. The window on the first floor of the rear elevation is an en-suite and is situated around 13m from the rear boundary which is not shared with a residential property in any case.

The single storey rear extension is located very close to the attached neighbour (no. 10), but this neighbouring property is at a slightly higher ground level. The proposed extension is not excessive in scale or size with a 3m projection, a height to the eaves of 2.9m and 4.4m to the roof ridge which is a shallow-sloped lean-to pitched roof. However, these heights are measured from the base of the build which is slightly skewed given the difference in ground levels in the rear garden. The height from the floor to eaves is 2.1m to the eaves and 3.5m to the roof ridge. The extension will stretch across the entire rear elevation of the dwelling including the garage/two-storey extension, which will also bring it close to the opposite

neighbour to the East (no. 14), being built almost on the boundary line itself. However, a small separation distance is maintained between the two side elevations of 1.65m. The extension is not situated directly to the South of no. 14 and when drawing a 45-degree angle from the mid-point of the nearest habitable room window of no. 14, only a small part of the extension falls within this angle. Additionally, the extension is only single storey and despite the fact that no. 14 is at a slightly lower level, the extension is not considered to have a significant detrimental impact on residential of no. 14.

The proposal includes the erection of a patio/decking area immediately to the rear of the single storey rear extension. This is level with the base of the extension but the rear garden/curtilage area of the property slopes down which results in the patio area being raised above the rear garden, and the rear garden of the neighbouring property (no. 14). To ensure that reasonable levels of privacy is maintained, a 1.8m high timber screening fence is proposed to be installed on the side boundary line of the patio area – effectively on the boundary line. This is considered appropriate and will largely screen the two dwellings.

Taking all of the above under consideration, the proposed development is in compliance with the Council's SPD for House Extensions and Other Domestic Alterations and is acceptable in terms of residential amenity.

Visual Amenity

The initial proposal did not comply with the SPD in that it is a first floor side extension which did not contain a setback in the front wall level or a setdown in the roof levels. These concerns were expressed to the agent who submitted an amended plan showing a 0.5m setback in the first floor of the front elevation, with a lean-to roof from the existing footprint of the garage. This created a natural setdown in the roof level of 0.1m. This ensures that the extension appears as an extension and will help to ensure that there is no unsightly bonding between old and new materials. The sideways projection is built on top of the existing garage and does not exceed two-thirds the width of the extension which is outlined in the SPD.

The rear extension is not excessive in scale and is borderline permitted development. The reason why it exceeds the PD restrictions is due to the fact that ground level in the rear garden is sloped and this naturally increases the height of the extension. When measured from the nearest ground level, it would require permission. However, the extension is clearly restrained in its overall size and appears as a standard rear extension with a lean-to roof which retains the character of the dwelling. It is set to the rear and is single storey, screened from the front/street so it has little impact on the street scene.

The plans show a 1.8m high screen to the side of the patio/decking area. The chosen materials weren't clarified on the plans or the application form and when questioned, the agent indicated that a standard timber fence would be utilised. This fence is situated near enough on the boundary line between the applicant's property and the neighbouring property and will have the appearance of a standard boundary fence and is considered to be acceptable.

The external materials to be used will be to match the existing dwelling and this aspect will be conditioned. The proposed development is in compliance with the SPD for House Extensions and Local Plan Policy D1: High Quality Design and Place Making and is considered to be acceptable in terms of visual amenity.

Highway safety

The existing parking arrangement on site is not being altered and the proposed development increases the bedroom numbers from 3 to 5 which does require additional parking within the SPD for Parking. The site is located at the head of a quiet residential cul-de-sac where street parking is common and the proposed development is not considered to be a scale which would detrimentally impact on highway safety or parking provision. The proposed development is in compliance with Local Plan Policy T4 and SPD: Parking and is acceptable in terms of highway safety.

Recommendation

Approve with conditions