2023/0449

Claire Leech

35 Alexandra Terrace, Ardsley, Barnsley, S71 5AZ

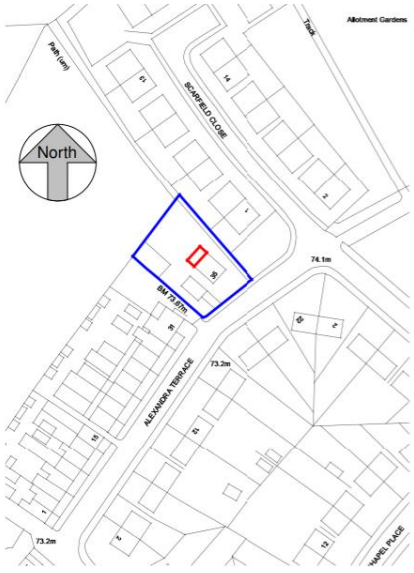
Single storey rear extension.

Site Description

35 Alexandra Terrace is a brick-built two-storey detached dwelling located in Ardsley and in an area that is principally residential. Various green spaces are located North, East and West of the site, including Ardsley Park to the East, Green Belt land to the West, and the Stairfoot disused railway and woodland to the North.

Alexandra Terrace comprises of other two-storey dwellings, including semi-detached and terraced properties. Properties located on the East side of Alexandra Terrace are large, semi-detached dwellings consistent in scale and appearance, featuring hipped roofs and using external materials such as brickwork, pebbledash, and render. Properties located on the West side of Alexandra Terrace are smaller brick-built terraced dwellings that are consistent in scale and appearance, featuring pitched roofs. Most dwellings benefit from front garden space; however, these vary in size and are proportionate to the size of the dwelling.

The applicant dwelling is fronted by a driveway and garden space, which extends either side and to the rear of the dwelling. To the rear of the dwelling a large outbuilding can be located directly adjacent the North and West boundaries. The site is sloped to the front, descending from street level in a North-Westerly direction and levelling off at the rear. The site is bounded by timber fencing to the East, South and West, with vegetation also forming part of the Western boundary – a low brick-built wall forms the Northern Boundary. Green Belt land North of the site can be access via land East of the site.



1 **Location Plan**
1 : 1250

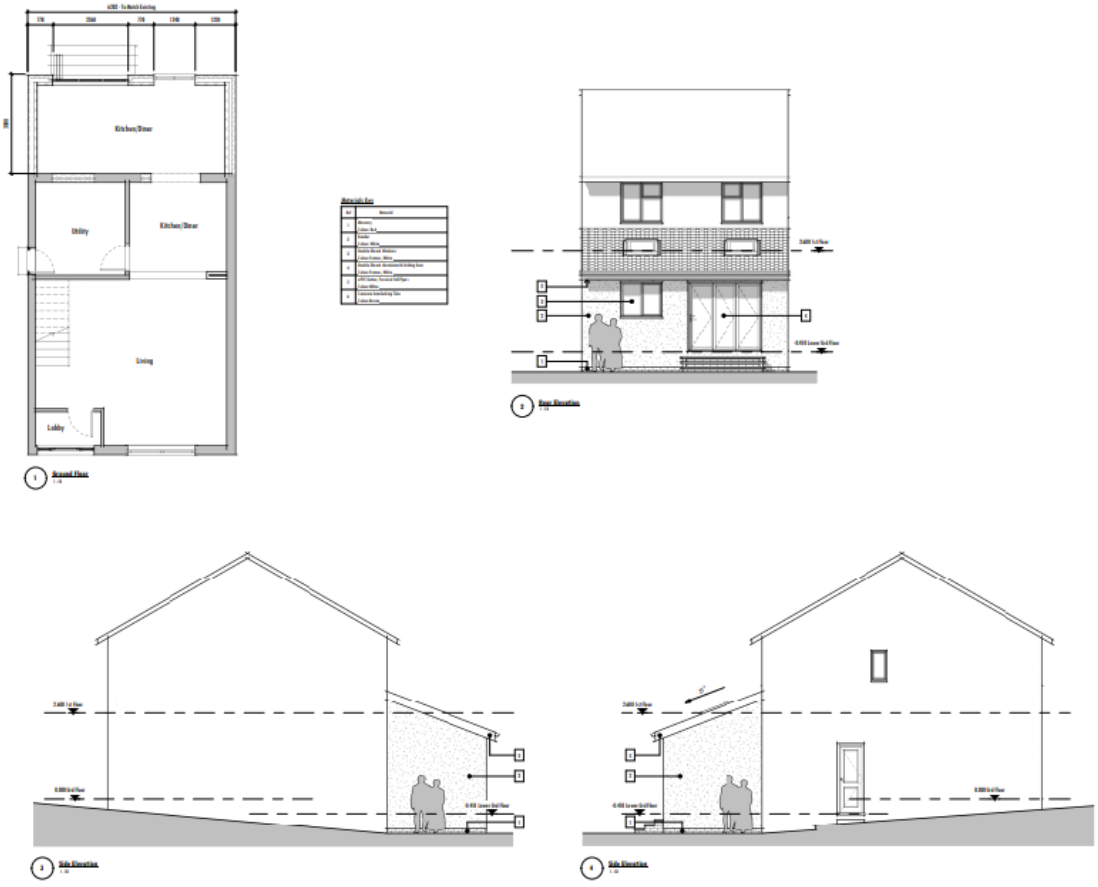
Planning History

There is no planning history associated with this address.

Proposed Development

The applicant is seeking approval for the erection of a single storey extension to the rear of the dwelling.

The proposed extension would project from the rear elevation of the original dwelling by approximately 3 metres with a width of approximately 6.3 metres. It would feature a mono pitched roof with an approximate eaves and ridge height of 3.1 metres and 4.3 metres respectively, and use external materials, including a red brick plinth, white render, and brown concrete interlocking roof tiles. A new stepped access would be created from the rear elevation of the extension to the garden.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 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

The site is allocated as Urban Fabric within the adopted Local Plan, which has no specific land allocation and therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

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; reflecting the principles of 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.***

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties and no responses 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; therefore, 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.

Residential Amenity

Proposals for extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that *'extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected.'*

In this instance, the proposed extension would be positioned on the North-West elevation of the original dwelling and North-East of an adjacent property where impacts regarding overshadowing are expected to be less harmful due to the natural movement of the sun path. Additionally, the proposed extension would be relatively modest in scale, utilise a restrained roof height, and be sufficiently distanced from the boundaries of the site that form the curtilage of the dwellinghouse. Furthermore, the extension would be positioned to the rear of a dwelling located centrally in a modest sized plot where the closest adjacent property – historically used as a hairdresser and now used for domestic storage – is identified as land within the ownership of the applicant. Though it is acknowledged that at present the neighbouring property (33 Alexandra Terrace) is not currently occupied, has a historic commercial use, and is land within the ownership of the applicant, proposals will be assessed accordingly to ensure that there will be no significant adverse effects on the living conditions and residential amenity of existing and future residents. 33 Alexandra Terrace is a single storey building with an under-build to address differences in ground level. Windows located on its rear elevation are positioned high with no windows located on the side elevation immediately adjacent the applicant dwelling; as such, it is not considered that no. 33 would be significantly overshadowed, and amenity levels would be maintained to a reasonable degree.

Regarding overlooking resulting in a loss of privacy, there are no windows proposed in either side elevation of the proposed extension, and neighbouring residential properties South-West and North-East of the site benefit from screening provided by existing boundary treatments comprising of vegetation. Additionally, the SPD states that *'a distance of 12 metres should be maintained to a blank gable wall and a distance of 10m should normally be provided between rear-facing windows in the first floor (and above) and the rear boundary.'* In this instance, the proposed extension would be of a single storey and would maintain a distance of approximately 15 metres between the rear facing windows of the extension and the rear boundary, where the rear boundary adjoins open Green Belt land.

The proposals would not be considered overbearing resulting in increased overshadowing and overlooking or reduced levels of outlook, that would significantly increase beyond existing levels of impact that are currently experienced and tolerated.

The proposals, are therefore, considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

Visual Amenity

The SPD states that *'materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible'.*

In this instance, the proposed extension would use a brick plinth, white render, and brown concrete interlocking roof tiles; as such, not all materials would closely match those used in the construction of the original dwelling with the most impact to visual amenity likely to arise from the use of render.

The proposed extension would be located to the rear of the dwelling. Limited views of the extension would be created close to the junction of Alexandra Terrace with Scarfield Close due to the openness of an adjacent grassed verge, whilst further views of the extension would be created from Green Belt land to the rear (North-West) of the site; as such, it is acknowledged that the proposed extension would have some impact to visual amenity, however, this is not considered to be detrimental, especially in the context of neighbouring properties that are prominent within the main street scene featuring render, and various additions to the rear of properties that are also visible from the Green Belt land.

Additionally, the proposed extension would feature a mono pitched roof using matching roof tiles that would be sympathetic to the style and pitch of the roof of the original dwelling. This along with existing boundary treatments comprising of high timber fencing are likely to offer sufficient mitigation by way of screening and by adopting a somewhat sympathetic design.

The proposals, on balance, are considered sympathetic to the main dwelling and consistent with the character of the street scene and are considered acceptable and in compliance with Local plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Highway Safety

The dwelling benefits from an existing driveway located to the front and side of the property. There is additional parking to the West of the site – an area which has been identified as being land within the ownership of the applicant. Additionally, on-street parking is commonplace on Alexandra Terrace.

There is no requirement for additional parking provision as a result of the proposed works and there would be no changes to the existing provision; as such, it is considered that the proposals would not result in any detrimental loss of existing off-street parking provision that would adversely affect highways safety.

As such, the proposals would be considered acceptable and in compliance with Local plan Policy T4: New Development and Transport Safety.

Recommendation

Approve with Conditions