

2023/0826

Mrs Leslie Traviss

7 Allendale Road, Barnsley, S75 1BL

Single storey side extension.

Site Description

The application site is located in an area that is principally residential. Allendale Road has a mixed street scene comprising detached and semi-detached properties of varying scale and appearance with external materials including various brickwork, stonework, and light-coloured exterior painting and render. The topography of the application site and surrounding area is sloped, descending west-to-east.

The property in question is a two-storey semi-detached property constructed of red brick, featuring a hipped roof that utilises slate roof tiles. The property benefits from an existing two-storey extension to the side and a single storey extension to the rear. Access is shared and an existing driveway serves existing detached garages to the rear. The site is bounded by a brick-built wall and painted timber fencing to the front.



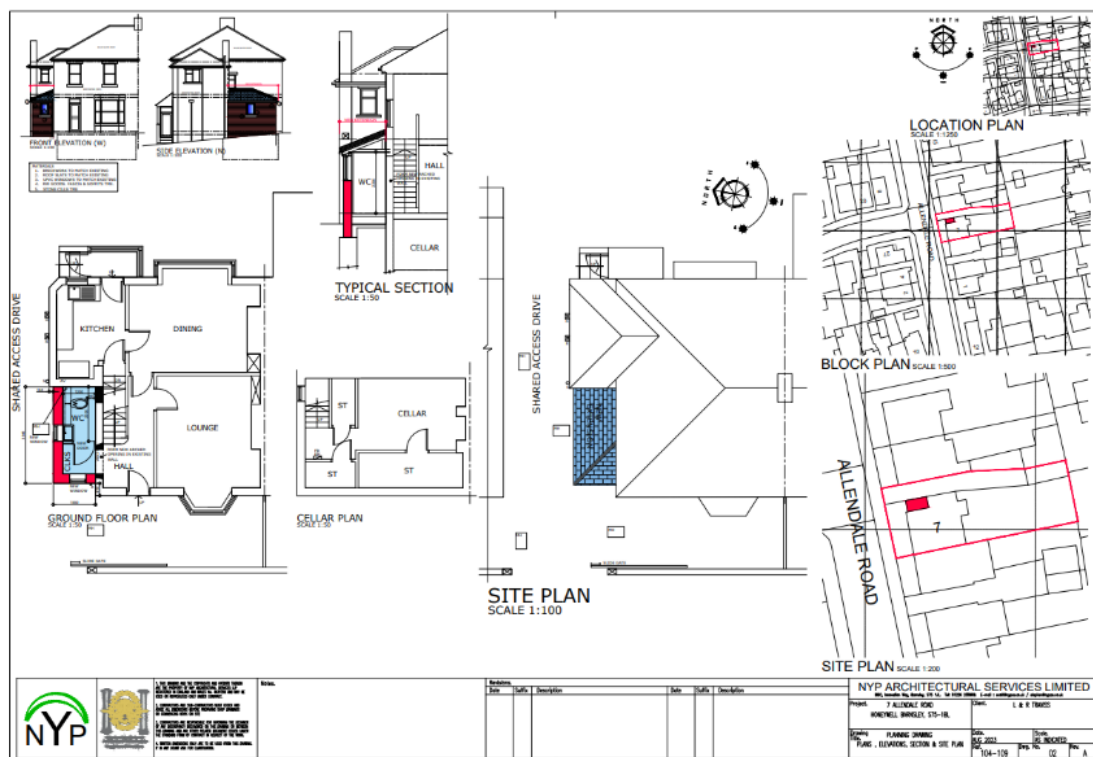
Planning History

There are no previous planning applications associated with the application site.

Proposed Development

The applicant is seeking approval for the erection of a single storey extension to the side of the property.

The proposed extension would project from the northern elevation of the host property by approximately 1.6 metres and extend the length of it by approximately 3.6 metres, creating approximately 3.8m² of additional internal floor space. The extension would feature a hipped roof with an approximate eaves and ridge height of 2.4 metres and 3.1 metres respectively and would be constructed of external materials that would reflect those used in the construction of the original dwellinghouse. Two new windows would be inserted on the extension's north and west elevations, and a new arched opening would be created internally to link to the main dwelling.



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

Highways DC were consulted on this application and no response was received.

Representations

Neighbour notification letters were sent to surrounding properties and no representations were received.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation; therefore, extensions and alterations 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 property and are not detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The extension would be located to the south of adjacent neighbouring property, 9 Allendale Road. Generally, extensions located to the south of adjacent properties are expected to have a greater impact regarding overshadowing. In this instance, however, potential impacts are not expected to significantly increase beyond the existing level of impact that is likely to be experienced because of an existing two-storey side extension and the general positioning of the host property to the south. Moreover, the extension would not have an excessive sideways projection, it would adopt a restrained ridge height, and potential impacts are likely to be limited to secondary windows located on the southern side elevation of the neighbouring property.

Regarding overlooking, loss of privacy and reduced outlook, the proposed windows located on the north and west elevations of the extension would not directly face any windows of surrounding properties or be in proximity of private garden spaces. Neighbouring properties located to the west of the application site are also positioned higher due to topography levels. Whilst there could be some impact to the host property, the windows would be secondary and would not serve habitable rooms. Similarly, it is acknowledged that the proximity of the extension to 9 Allendale Road could impact levels of outlook from the side-facing window; however, the window would be secondary, located on the side elevation, and would not serve a habitable room.

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

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

Visual Amenity

The proposed extension would be visible from the public realm of Allendale Road. The extension would adopt a hipped roof with a restrained ridge height that would be sympathetic to the style and pitch of the roof of the original dwellinghouse and existing two-storey side extension. The extension would be constructed of red brick and blue slate roof tiles that would match or be of a similar appearance to the external materials used in the construction of the original dwellinghouse.

Overall, the scale of the extension would be proportionate to the scale of the existing property, remaining subordinate, and adopting a design with features that would be sympathetic, including roof style and pitch, and external materials that would maintain the individual character of the property and the varied character of the surrounding area.

The proposal is, therefore, 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 application site is currently served by an existing shared driveway and detached garage to the rear. Highways DC were consulted on the application as the extension would be located in an area in proximity of the shared driveway, however, no response was received. In the absence of a response, the proposal is considered to be acceptable as the extension would adopt a projection similar to an existing two-storey extension in the same location. As such, the extension would be unlikely to significantly interfere with existing arrangements and highway safety would be maintained to a reasonable degree.

The proposals, therefore, are considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Recommendation

Approve with Conditions