2023/0136

Mr and Mrs Brookes

8 Roundacre, Barnsley, S75 1EZ

Single storey rear extension

Site Description

The dwelling is a two-storey detached dwelling located near Old Town, Barnsley. Roundacre has a consistent residential street scene predominantly featuring similar detached dwellings. The dwelling has a parking area to the front, a detached outbuilding to the side and an existing single storey rear extension and a garden to the rear. There are TPO trees adjacent to the site with a group of 6 Sycamore trees to the side (southwest) and TPO 5/2004 to the rear (southeast).

Planning History

B/02/1291/BA - Erection of 162 no dwellinghouses and conversion of former college into 57 no apartment building (Historic)

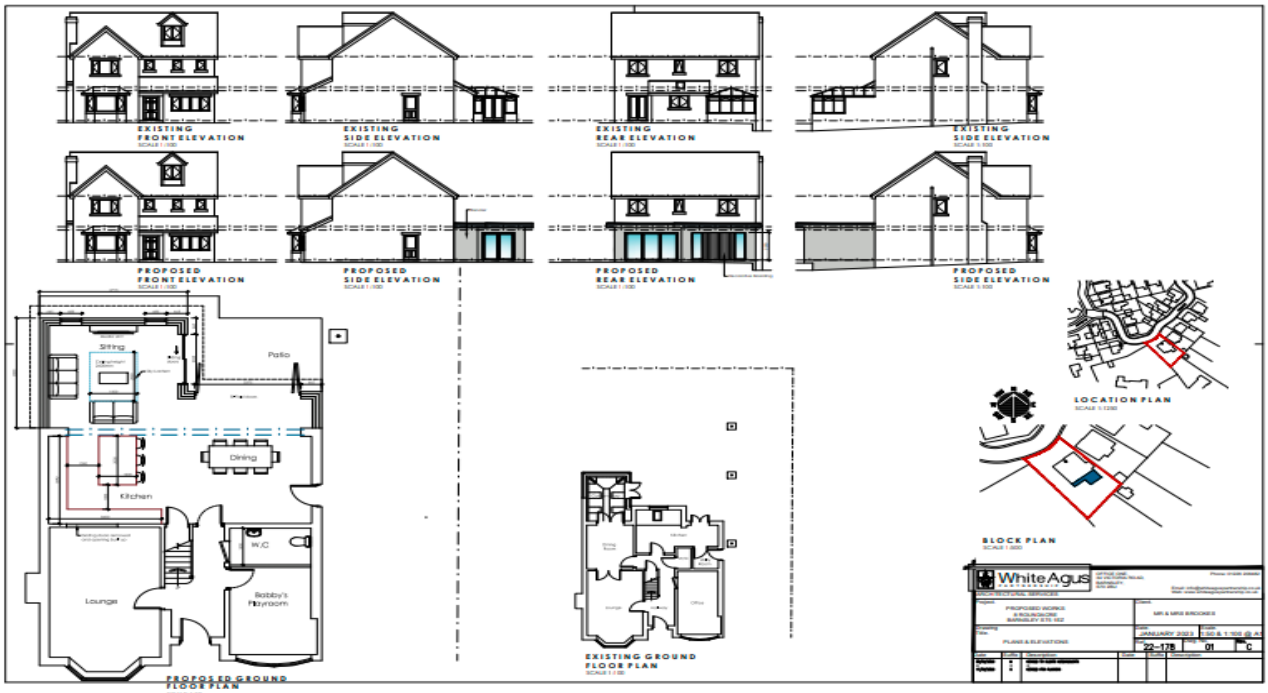
B/04/0888/B - Variation of conditions 7, 21 and 25 of planning consent B/02/1291/BA, relating to highway works (Refused)

B/05/1247/BA - Substitution of house types plots 89-102 following planning approval B/02/1291/BA and re-number plots 1-14 (Approved with Conditions)

2007/0804 - Remove 1 Sycamore Tree within G3 of TPO No. 5 2004 (Approved with Conditions)

2007/1534 - Light crown lift Sycamore trees within Group G3 of TPO No. 5/2004 (Approved)

Proposed Development



The applicant is seeking approval for the erection of a single storey rear extension. The extension will project 4.5 meters from the rear elevation of the dwelling at the furthest point. The extension has a width of 9 meters. The extension will feature a flat roof with a total height of 3.2 meters and an eaves height of 2.85 meters. The materials used will be off white render.

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 – Development will be approved if 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 D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

<u>Supplementary Planning Document: House extensions and Other Domestic Alterations</u>

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 *"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

The LPA's Forestry Officer was consulted and originally objected to the scheme because it featured a single storey side extension that would impact upon adjacent protected trees which the property is significantly overhung by. There were significant concerns over the future management and pressures on the trees because of the side extension being built under their canopies. The arboricultural impact overview plan clearly demonstrates the level of overhang at present which would ultimately only increase with time given the age of the trees. Whilst some sporadic management and pruning works are expected for the trees in order to maintain them, encroaching closer could ultimately increase the pressures on these trees for inappropriate management or excessive levels of work. The side extension has since been omitted and therefore there are no objections to the rear extension as this is not immediately adjacent the trees.

Representations

Neighbour notification letters were sent to surrounding properties, no comments 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. 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 wont' match the existing dwelling with off-white render being used. The use of the render is not deemed harmful as it will not be present in the street scene due to it being set to the rear of the dwelling therefore screening it from the view of Roundacre. The extension is proposed with a flat roof. Flat roofs are usually not a supported roof type due to flat roofs being an inferior form of construction however in this circumstance it is acceptable because the roof will not be present in the street scene and is set to the rear of the property.

The proposed extension doesn't conform to the SPD in terms its external materials and roof type, however it will have little impact upon the character of the street scene due to the being set to the rear of the property and therefore not being visible from public vantage points. 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

No objections were received from 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"*. The proposed rear extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. There will be no significant increase in detrimental levels of overlooking. 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