2023/0190

Ms Rachael Bird

97 St Pauls Parade, Ardsley, Barnsley, S71 5BU

Single Storey wrap-around extension to the side/rear of dwelling

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Site Description

The dwelling is a two-storey semi-detached dwelling located in Ardsley. St Pauls Parade has a consistent residential street scene featuring other two-storey semi-detached dwellings of similar design. The dwelling has a driveway to the side as existing which leads to a garden to the rear.

Proposed Development



The applicant is seeking approval for the erection of a single storey side/rear extension. The extension will project 1.45 meters from the side (southeast) elevation of the dwelling and 3.4 meters from the rear elevation. The extension has a total width of 6.95 meters sideways along the rear elevation side and extend 6.3 meters to the rear. The extension will feature a pitched roof with a ridge height of 3.5 meters and an eaves height of 2.3 meters. The materials used will be matching brickwork to the front with off-white render to the sides and rear and matching roof tiles.

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 that *"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

No consultees were consulted for this application.

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 will partially match the existing dwelling with matching brickwork and roof tiles being used. The brickwork will be to the front elevation of the extension which is present in the street scene. Off-white render is proposed to the sides and rear elevations. Although this does not match the existing dwelling it is not deemed harmful because it will not be visible in the street scene as it is predominantly set to the rear of the dwelling.

The extension utilises a pitched roof which is akin to the existing dwellings pitched roof and therefore acceptable. The additional side projection is not deemed detrimental to the visual amenity of the street scene with a modest projection of only 1.45 meters. The proposed extension partially conforms to the SPD in terms of its external materials, roof type and projection however it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being predominantly set towards the rear of the property.

The proposed render will also not be highly prominent in the street scene and therefore acceptable in this circumstance. 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 proposed side projection won't have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to its modest projection. The impact of overlooking is minimal as only a door is present on the side elevation and is partially screened by the existing boundary treatment.

The SPD states that single storey rear extensions "*on semi-detached dwellings should not project more than 4m and again, the eaves height should not exceed 2.5m where the extension would project beyond 3m"*. The proposed extension has a rear projection of 3.4 meters and the eaves height does not exceed 2.5 meters with a height of 2.3 meters proposed.

The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The extension is not set directly south of the adjoining property and the adjacent property to limit the impact of overshadowing. The potential for overlooking is limited as windows are only located on the rear elevation which has a modest projection. With the inclusion of the extension at least 50% of the existing rear garden area will remain. 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