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Mr Paul Chadwick

28 Hall Broome Gardens, Bolton Upon Dearne, Barnsley, S63 8AH

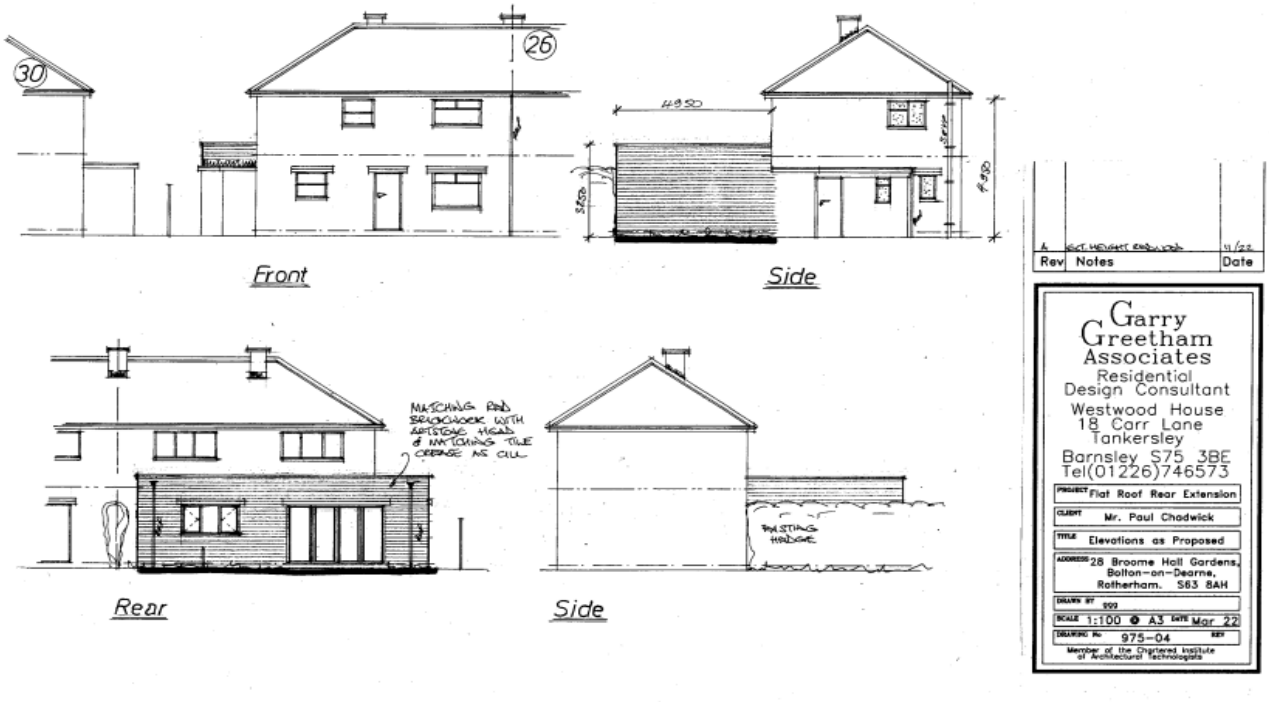
Erection of a single storey rear extension

Site Description

The dwelling is a two-storey semi-detached dwelling located in Bolton Upon Dearne. Hall Broome Gardens has a consistent residential street scene featuring other similar dwellings. The dwelling has a garden to the front and driveway to the side which leads to an attached outbuilding. To the rear is a garden area. The boundary treatment to the adjoining dwelling (26 Hall Broome Gardens) is an approximately 2.4 meters high hedge.

Proposed Development

The applicant is seeking approval for the erection of a single storey rear extension. The extension will project 4.95 meters from the rear elevation with an additional 1.7 meters projection to the side (east). The extension has a width of 9.2 meters. The extension features a flat roof with a total height of 3.25 meters and an eaves height of 3 meters. The materials used will be matching brickwork.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

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).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application.

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 – 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 D1: High quality design and place making – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and 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.

<u>National Planning Policy Framework</u>

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 match the existing dwelling with matching brickwork being used. The extension utilises a flat roof to which flat roofs are usually not a supported roof type due to flat roofs being an inferior form of construction. However, it is acceptable in this circumstance as it is set to the rear of the property and therefore will not be highly visible from public vantage points. Also, the existing attached outbuilding to the side (to be partially replaced) features a flat roof which is more visible in the street scene.

The proposed extension partially conforms to the SPD in terms of its external materials and roof type, however it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being set to the rear of the property. 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

The SPD states that "*on semi-detached dwellings an extension should not project more than 4m and again, the eaves height should not exceed 2.5m where the extension would project beyond 3m"*. The extension therefore exceeds the recommended projection set by the SPD by 0.95 meters and the eaves height exceeds the recommendation by 0.5 meters.

To continue, the Government allows for extensions larger than the above parameters to be permitted development by using a prior notification for larger homes application, subject to no objections being received. The proposed extension exceeds the limits of the SPD but partially falls within the permitted development requirements of a prior notification application (although not used) as the projection is less than 6 meters (on a semi-detached dwelling), and no objections were received.

The eaves height does not exceed 3 meters to the eaves being within 2 meters to the boundary. It is only the side projection that allows this route not to be used. Therefore, it is considered that the extension is acceptable, as the additional side projection is not sufficient to warrant refusal of the application given that no objections have been raised to the scheme and should the side projection be omitted from the proposal it would not require planning permission.

No objections were received from the neighbouring properties. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. In terms of overlooking there are no windows proposed on the side elevation of the extension facing the adjoining dwelling.

Given all these factors, the fact that the extension could technically be erected under a larger homes prior notification application with the omission of the side projection, because no objections have been received, it would be difficult for the LPA to substantiate a refusal given the clear fallback position presented by the larger homes prior notification. 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