

2022/0774

Mrs Rachel Bowman

5 Birkdale Road, Royston, Barnsley, S71 4HH

Single storey front extension and rendering (Amended Description)

Site Description

The dwelling is a detached bungalow located in Royston. The dwelling is situated on a corner plot on Birkdale Road and adjacent to Station Road. Birkdale Road has a varying street scene regarding dwelling types; however, these are all detached and share similar external materials. The dwelling has a front garden, existing attached garage, and a driveway to the front. The dwelling is constructed of brick, with dark timber cladding lining its upper half. The boundaries adjacent to Birkdale Road and Station Road are lined by Trees and other various plantations which provide the dwelling with screening from the highways. The dwelling is also set back from the highway and properties within the existing street scene do not appear to be uniform in terms of placement.

Planning History

No previous planning history.

Proposed Development

The applicant is seeking approval for a single storey front extension. Amended plans received 06/09/2022 show that the proposed extension will project 4.00 metres from the front elevation of the dwelling. The extension has a width of 3.50 metres. The extension will feature a pitched roof with a ridge height of 3.64 metres and an eaves height of 2.40 metres. The proposed extension includes a large window to the front and a door to the side. The materials used will be matching UPVC doors and windows, and tiled roof. The proposed extension will be rendered along with the original dwelling, replacing the existing timber cladding. The proposed colour of the render will be cream or off-white.





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

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. 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.

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. 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.

Residential Amenity

The SPD states that “Extensions at the front of individually designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene.”

The proposed extension will not have any significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The height is restrained and does not

exceed the height of the roof of the original dwelling. The dwelling also forms a staggered building line with neighbour property 3 Birkdale Road set back from the proposed extension.

The proposed extension will not have any significant detrimental impact on any neighbouring property by way of loss of privacy. There are no windows proposed on either side elevation and the boundary between 5 Birkdale Road and 3 Birkdale Road are lined by existing conifers, providing natural screening between the two properties. 3 Birkdale Road is also set back from 5 Birkdale Road and will be unlikely to be affected by the proposed extension. The proposed extension will be opposite 12 Birkdale Road with this property clearly visible from the site. However, there will be a distance of 37 metres between the front elevation of the proposed extension and the front elevation of 12 Birkdale Road. In addition to this, the proposed extension is proposed to be used as a utility room and would suggest that this room would not be habitable, therefore, there are no concerns regarding a significant detrimental impact by way of loss of privacy.

The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

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 extension would partially match materials used within the original dwelling.

The proposed extension utilises a gable roof which reflects the roof style, pitch, and detailing of the original dwelling, including the use of matching roof tiles.

The proposed gable roof of the front extension to 5 Birkdale Road differs slightly to the pitched roof of neighbouring property 3 Birkdale Road, however, it follows the character and form of the original roof of the original dwelling. Existing roof types seen within the street scene are varied and as the proposed extension would be set forward of 3 Birkdale Road; it would follow the pitch of the existing gable roof of the original dwelling, and it would be well screened from all boundaries, any impacts to the existing character of the street scene would be well mitigated and it is unlikely that the it would be drastically changed given the proposed extensions similarities and consistency with the existing dwelling.

The existing front elevation of the original dwelling consists of one small window, a front door and two large windows either side of the front door matching its height. A larger window is proposed for the front elevation of the proposed extension which would follow its form. The SPD states that *"Windows and doors should generally repeat the proportion and style of the existing dwelling, lining through with existing openings and using matching design details. This should also include the heads, sills and other opening surrounds."* In this case, the proposed window of the front extension would repeat the proportion and style of those existing and seen within the existing dwelling, with matching white UPVC also proposed.

The existing dwelling consists of sand coloured brickwork and dark timber cladding. The proposed extension along with the original dwelling is proposed to be rendered in an off-white or cream colour, including the removal of the existing timber clad. The existing street scene consists of primarily brickwork, however, there is some evidence of the use of rendering, most notably by 26 Ainsdale Road at the junction between Birkdale Road Ainsdale Road, where the entire front elevation is rendered white. This property is visible along all of Birkdale Road.

The removal of the timber cladding and the proposed rendering of the original dwelling and the proposed extension will bring an overall improvement to the dwelling. The existing cladding is dated and does not aesthetically enhance the street scene. The proposed rendering would introduce unity to the dwelling through the use of one consistent external material that better reflects materials used within the existing street scene. Whilst the proposed extension would be visible from public

viewpoints, the dwelling benefits from a large set back from the highway, vast natural screening, and an inconsistent placement within staggered building lines. Therefore, the proposed rendering is unlikely to have a detrimental impact upon the character of street scene.

The proposed front extension is larger than what would usually be acceptable regarding the guidance set within the SPD where it is stated *“Modest single storey front extensions, which are in keeping with the style of the existing house, may be allowed.”* Whilst the proposed front extension is not particularly modest in size, it is in-keeping with the style of the original dwelling. It’s positioning to the front rather than the rear is considered acceptable given that the property forms a staggered building line and is well screened from all boundaries. If the extension was positioned to the rear this may likely have resulted in detrimental impacts on neighbouring properties by way of overshadowing or loss of privacy that have otherwise been mitigated by placing the extension to the front.

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.

Highway Safety

The existing driveway and garage will be unaffected by the proposed development; therefore, the current parking provisions will not be affected. The proposed extension, though to the front of the original dwelling and adjacent to the highway, would not create any additional highways concerns due to a large set back and natural screening on all boundaries.

Recommendation

Approve with conditions