

The applicant is seeking approval for the erection of a single storey side/rear extension and a 1.8m high boundary wall and fence on the front and side boundaries of the dwelling. The extension will project 5.7 meters from the side (northwest) elevation of the dwelling. The extension has a width of 9.45 meters including 1.85 meters of rear projection. The extension will feature a hipped roof with a ridge height of 4.4 meters and an eaves height of 2.45 meters. The materials used will be matching brickwork and roof tiles. The proposal also includes a 1.8-meter-high boundary wall/fence.

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.

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

Highways Development Control (DC) were consulted and raised no objections subject to conditions.

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 and roof tiles being used. The extension utilises a hipped roof which is akin to the existing dwelling's hipped roof and therefore acceptable.

The SPD states that single storey side extensions *"should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling)"*. A projection of two thirds of the original dwelling would be 4.8 meters and the proposed projection is greater than this at 5.7 meters. In this circumstance the proposed increase in projection is acceptable because the extension still appears subordinate to the host dwelling. The host dwelling is set in a large plot that can accommodate the size of the extension and the hipped roof being akin further helps with creating harmony between the dwelling and the extension.

The proposed extension partially conforms to the SPD in terms of its external materials, roof type and projection however due to it being setback and set within a large enough plot it will have little impact upon the character of the street scene due to the presence of the existing dwellings in it and the harmony with the existing dwelling.

With regards the proposed boundary wall/fence the main impact of the proposal would be that on the character of the street scene. The dwelling fronts onto Warner Avenue. The applicant seeks permission to provide an enclosed parking area to the property via the installation of a 1.8-meter-

high boundary wall/fence. The main impact of this will be on the street scene of Warner Avenue but also Warner Place to a lesser extent.

The previous boundary treatment was also a brick wall topped with a hedge similar to that in front of 23 Warner Avenue. The proposal will not be significantly detrimental to visual amenity as the same height of boundary treatment is maintained with the proposal being approximate to that of the neighbouring dwelling's boundary treatment. Although there is a change in materials this is not deemed significantly harmful. The proposal would not form an anomalous and alien feature in the street scene as various styles and heights of boundary treatments are present. 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 the neighbouring dwellings. The dwelling adjacent the proposed extension (23 Warner Avenue) is a large two-storey dwelling built almost to the boundary with the host dwelling. The proposal being single storey lessens the impact on this dwelling. 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 no windows are proposed on the side elevation and the window on the rear elevation is reflective on the existing windows on that elevation. 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. The proposed double garage is not quite of sufficient size to be counted as providing two off-street parking spaces; minimum internal dimensions of a clear 6 meters x 6 meters would be required. Notwithstanding this, there is ample parking provision within the driveway area to satisfy the off-street parking requirement. The proposed 1.8-meter-high boundary wall/fence includes a driveway entrance of approximately 4.4 meters in width which therefore provides the required 2 meters x 2 meters pedestrian visibility splays.

Recommendation

Approve with conditions