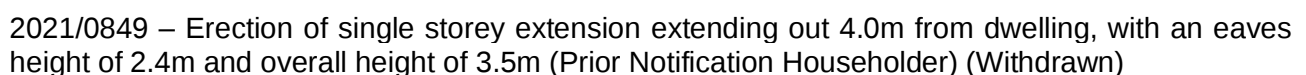


Single storey rear extension

The applicant is seeking approval for the erection of a single storey rear extension. The extension will project 4 meters from the rear elevation of the dwelling. The extension has a width of 5.9 meters. The extension will feature a mono-pitched roof with a ridge height of 4.2 meters and an eaves height of 2.88 meters. The materials used will be matching brickwork and roof tiles. Steps from the ground level to the patio doors of the extension are proposed and have a height of 0.65 meters.



Policy Context

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

The Local Authority (LPA) has also adopted a series of Supplementary Planning Documents (SPD) and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan Allocation – Urban Fabric

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

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for the decision-making process as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in 2000) and the Core Strategy (adopted in 2011). 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.

Where a Local Plan is absent or relevant policies are out-of-date, permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. This is assessed against the policies in the NPPF as a whole; or where specific policies in the NPPF indicate development should be restricted or 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"*.

Provisions under the 'Town and Country Planning (General Permitted Development) (England) Order 2015'

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) states that a single-storey extension, extending beyond the rear of the original house by no more than 4 metres (if a detached house) or 3 meters in any other case and are no more than 4m in height, can be erected without the need to submit a planning application.

This is an important consideration with this application as it represents a potential fallback position, whereby a single storey rear extension can be erected without planning permission, because the Government considers the impact of such development to be modest.

Consultations

Little Houghton Parish Council were consulted and provided no response.

Representations

Neighbour notification letters were sent to surrounding properties, one objection was received as well as one objection being received to the previous withdrawn application 2021/0849. In summary they raised the following points;

- The proposed extension would block natural light into the adjoining property and onto its patio area and garden
- The proposed extension will cause an invasion of privacy during construction

This planning application cannot control construction arrangements for the proposed extension and how this would impact on the access to both the application site and neighbouring property.

Assessment

Principle of Development

The site falls within urban fabric as such, extensions to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host dwelling and are not detrimental to the amenity afforded to neighbours.

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 mono-pitched roof. This roof type is acceptable because it is in keeping with the existing dwelling even though it has a hipped roof and therefore will maintain the character of the dwelling. The roof height and ridge are not excessive.

The proposed extension conforms to the SPD in terms of its external materials and roof type and is considered a minor development, therefore 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

A single storey rear extension with a rearward projection of up to 3 meters on a semi-detached dwelling can be erected under Permitted Development rights and would be out of the control of the LPA. Therefore, it is only the additional 1 meter of projection and the 0.2 meters increase in height over 4 meters that will be considered for their effect on the neighbouring property.

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 conforms to the recommended projection established by the SPD however the proposed eaves height does exceed 2.5 meters. This is acceptable in this circumstance however as it is only a slight increase of 0.38 meters over the recommendation and is still modest as the eaves height is under 3 meters. Additionally, when taken from the existing ground level from the existing decking the eaves height would be under 2.5 meters.

The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to its modest projection. The additional 1 meter in projection from what can be erected under Permitted Development rights would not cause a major increase in the impact. The extension is not of an excessive size or scale; with a 4-meter projection adjacent to the boundary with the neighbouring dwelling. Furthermore the 45-degree rule would be breached by an extension within the Permitted Development threshold, therefore any extension on the host dwelling would cause some loss of outlook to the ground floor window on the adjoining dwelling closest the host dwelling. As a result of this grounds for refusal due to an impact that would still be present via Permitted Development is not viable.

The potential for overlooking is limited and arguably reduced due to the removal of the existing decking. No windows are proposed on any side elevation and the proposed rear elevation carries forward features of the existing rear 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.

Recommendation

Approve with conditions