

2021/1234

Mr S Lodge

4 Padua Rise, Darfield, Barnsley, S73 9PQ

Side/rear single storey extension and rear decking

Site Description

The dwelling is a two-storey detached dwelling located in Darfield. Padua Rise has a consistent street scene featuring other two-storey detached dwellings. The dwelling has a small garden to the front and driveway to the side which leads to decking and a garden to the rear.

Proposed Development

The applicant is seeking approval for the erection of a side/rear single storey extension and rear decking. The extension will project 4.3 meters from the rear elevation and 2.55 meters from the side 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 4.9 meters and an eaves height of 3.5 meters. The materials used will be matching brickwork and roof tiles.

The proposed decking will be 1.25 meters above ground level with a rearward's projection of 7.33 meters from the existing rear elevation and a total width of 8.85 meters reducing to 2.95 meters adjacent the proposed extension. The decking will create a terrace and feature steps up and a privacy screen.



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”*.

Consultations

No consultees were consulted for this application.

Representations

Neighbour notification letters were sent to surrounding properties, one comment was received and in summary raised the following point;

- In August 2019 the main sewer, which will be underneath the extension, blocked. The blockage was caused by tree roots likely from the rear garden of No. 4 Padua Rise

Issues over the drainage for the proposed extension would be dealt with under building regulations and do not form part of the decision-making process for this application.

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 which is akin to the existing dwelling’s pitched roof and is therefore an acceptable roof type.

The proposed extension conforms to the SPD in terms of its external materials and roof type and is considered a minor development set to the rear and side of the property, therefore it will have little impact upon the character of the street scene due to the harmony with the existing dwelling.

Although the sideways projection will be somewhat visible in the street scene this will be partially screened by vehicles parking on the driveway as the top of the driveway will be the only location in the street scene where the proposed extension would be visible from.

Additionally, the proposed raised decking won't be visible in the street scene as it is set to the rear of the property and screen by the proposed extension. The use of materials is appropriate for the use and is not considered to be an incongruous feature or detrimentally affect the character of the existing dwelling and surrounding street scene.

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 *"extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected"*. The design is in keeping with the existing dwelling due to matching materials and roof type. Although partially offset from the existing building line the addition of the sideways projection is not deemed detrimental to the proposed extensions design.

The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. Although the extension is set to the south of the host dwelling, the staggered building line of the host dwelling and its neighbours negate the impact.

The main impact of raised decking on residential amenity is overlooking of neighbouring properties. The SPD states, *"decking and raised platforms will only be allowed where the privacy of neighbouring residents is not detrimentally affected by significantly increased overlooking"*.

The decking is at a separation distance of approximately 20 meters from the rear boundary. There is strong boundary treatment to the rear of the property with tall trees and shrubbery. This boundary treatment upholds sufficient privacy to the neighbouring property immediately to the rear of the applicant's dwelling (19 Milano Rise).

There is no separation distance to the side boundary with the neighbour to the west (2 Padua Rise) and the boundary treatment is only a modest fence. To compensate for this a 1.8 meters high privacy screen is proposed on top of the 1.25 meters high decking to prevent overlooking of the area of the neighbouring rear garden closest to the dwelling. There will be some overlooking to the bottom of the neighbouring rear garden however this is the area of the garden normally used the least and currently features a small greenhouse and outbuilding.

There is no separation distance to the side boundary with the neighbour to the east (6 Padua Rise) and the boundary treatment is a modest fence partially topped with some shrubbery. The neighbouring dwelling is set from the host dwelling and therefore the decking will run parallel with the side elevation of the dwelling and its rear extension. As a result of this overlooking will only occur to the bottom of the neighbouring rear garden and therefore an acceptable amount of overlooking.

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