

2023/0218

Mr Mark Davis

24 Clifton Avenue, Athersley North, Barnsley, S71 3NF

Erection of single storey rear extension to dwelling

Site Description

24 Clifton Avenue is a brick-built two-storey semi-detached dwelling located in Athersley and in an area that is principally residential. North and East of the site are education facilities with Green Belt land and greenspace beyond, including the Athersley Memorial Park. South of the site is a care home with further Green Belt land beyond, including Standhill Wood, and further residential areas can be found to the West. Several land allocations for housing and mixed uses can be found in the surrounding area.

Clifton Avenue comprises of other two-storey and single storey semi-detached dwellings. Properties are principally brick-built and of a similar scale and appearance, featuring pitched roofs that use interlocking roof tiles. In most instances, dwellings on Clifton Avenue are fronted by garden spaces enclosed by low-built boundary treatments. In some instances, driveways have been formed. Further minor differences within the street scene include various additions to the front and side of dwellings; however, these reflect their character and maintain the collective character of the street scene.

The applicant dwelling is fronted by a driveway and garden space. To the rear of the dwelling is a modest sized garden enclosed by high timber fencing with an existing shed and mature tree specimen located close to the rear boundary.



Planning History

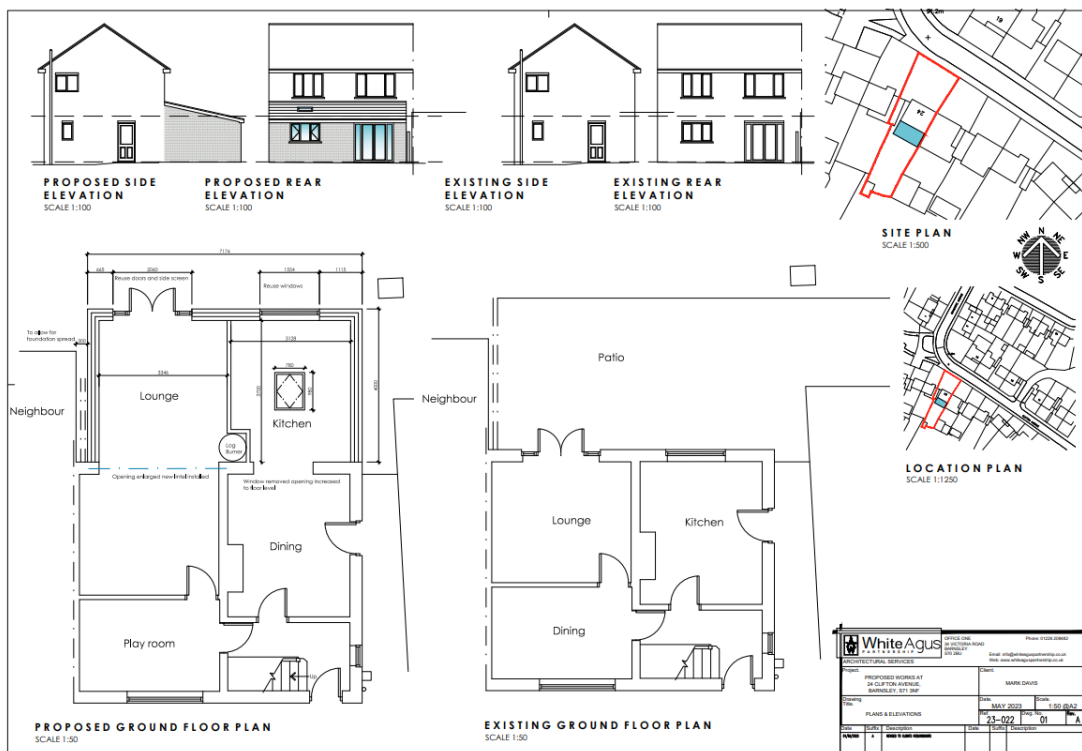
There is one previous application associated with the planning history of this site, with the application being a prior notification of a proposed larger home extension.

2016/0873 - Erection of a single storey rear extension with a rearwards projection of 4m with a height to the eaves of 2.9m and 4m to the highest point (Prior Notification of proposed larger home extension) – Prior Approval – Not Required.

Proposed Development

The applicant is seeking approval for the erection of a single storey extension to the rear of the dwelling.

The proposed extension would project from the rear elevation of the original dwelling by approximately 4 metres with a width of approximately 7.2 metres. It would feature a mono pitched roof with an approximate eaves and ridge height of 2.3 metres and 3.2 metres respectively, and use external materials, including brickwork and roof tiles that would match or be of a similar appearance to the materials used in the construction of the original dwelling.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 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

The site is allocated as Urban Fabric within the adopted Local Plan, which has no specific land allocation and therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

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; reflecting the principles of 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.***

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties and no responses 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; therefore, 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

Proposals for extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that *'single storey extensions to the rear of semi-detached houses should not project more than 4 metres and where the extension would project beyond 3 metres, the eaves height should not exceed 2.5 metres.'*

In this instance, the proposed extension would be of a single storey projecting by approximately 4 metres from the rear elevation of the original dwelling, featuring a mono pitch roof with an approximate eaves height of 2.3 metres, therefore, meeting the guidance of the SPD.

The proposed extension would be located on the South elevation of the original dwelling and positioned South-East and North-West of adjacent and adjoining neighbouring properties respectively; as such, some overshadowing should be expected, particularly to neighbouring property 26 Clifton Avenue, due to the natural movement of the sun path, however, any impacts are not considered to be unduly harmful, especially in the context of sufficient boundary treatments, maintained distance from the shared boundary line, and an existing outbuilding between the two properties. Neighbouring 22 Clifton Avenue is expected to experience lessened impact from the proposed extension due to its positioning to the site in relation to the natural movement of the sun path, sufficient boundary treatments, and an existing single storey rear extension of a similar scale to that proposed. It is not considered that either neighbouring property would experience reduced outlook as a result of the proposals.

Regarding overlooking resulting in a loss of privacy, there are no windows proposed in either side elevation of the proposed extension, and neighbouring properties South-East and North-West of the site benefit from screening provided by existing boundary treatments comprising of high timber fencing and occasional vegetation. Additionally, the SPD states that *'a distance of 12 metres should be maintained to a blank gable wall and a distance of 10m should normally be provided between rear-facing windows in the first floor (and above) and the rear boundary.'* In this instance, the proposed extension would be of a single storey and would maintain a distance of approximately 14.6 metres between the rear facing windows of the extension and the rear boundary, where the rear boundary also adjoins vacant land and features a mature tree specimen.

The proposals would not be considered overbearing resulting in increased overshadowing and overlooking or reduced levels of outlook, that would significantly increase beyond existing levels of impact that are currently experienced and tolerated.

The proposals, are therefore, considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

Visual Amenity

The SPD states that *'materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible'*.

In this instance, the proposed extension would be positioned to the rear of the dwelling and not visible from public realm. The proposed extension would use brickwork and roof tiles that would match or be of a similar appearance to those used in the construction of the original dwelling, and it is proposed that existing doors and windows are to be reused; as such, the proposals would meet the guidance of the SPD. Additionally, the proposed extension would feature a mono pitched roof using matching roof tiles that would be sympathetic to the style and pitch of the roof of the original dwelling.

The proposals, therefore, are considered sympathetic to the main dwelling and consistent with the character of the street scene and are considered acceptable and in compliance with Local plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Highway Safety

The dwelling benefits from an existing driveway located to the front of the property, where the proposed extension would be located to the rear. There is no requirement for additional parking provision as a result of the proposed works and there would be no changes to the existing provision; as such, it is considered that the proposals would not result in any detrimental loss of existing off-street parking provision that would adversely affect highways safety.

As such, the proposals would be considered acceptable and in compliance with Local plan Policy T4: New Development and Transport Safety.

Recommendation

Approve with Conditions