

2021/1015

Mr O'Neill

49 Overdale Road, Wombwell, Barnsley, S73 0RZ

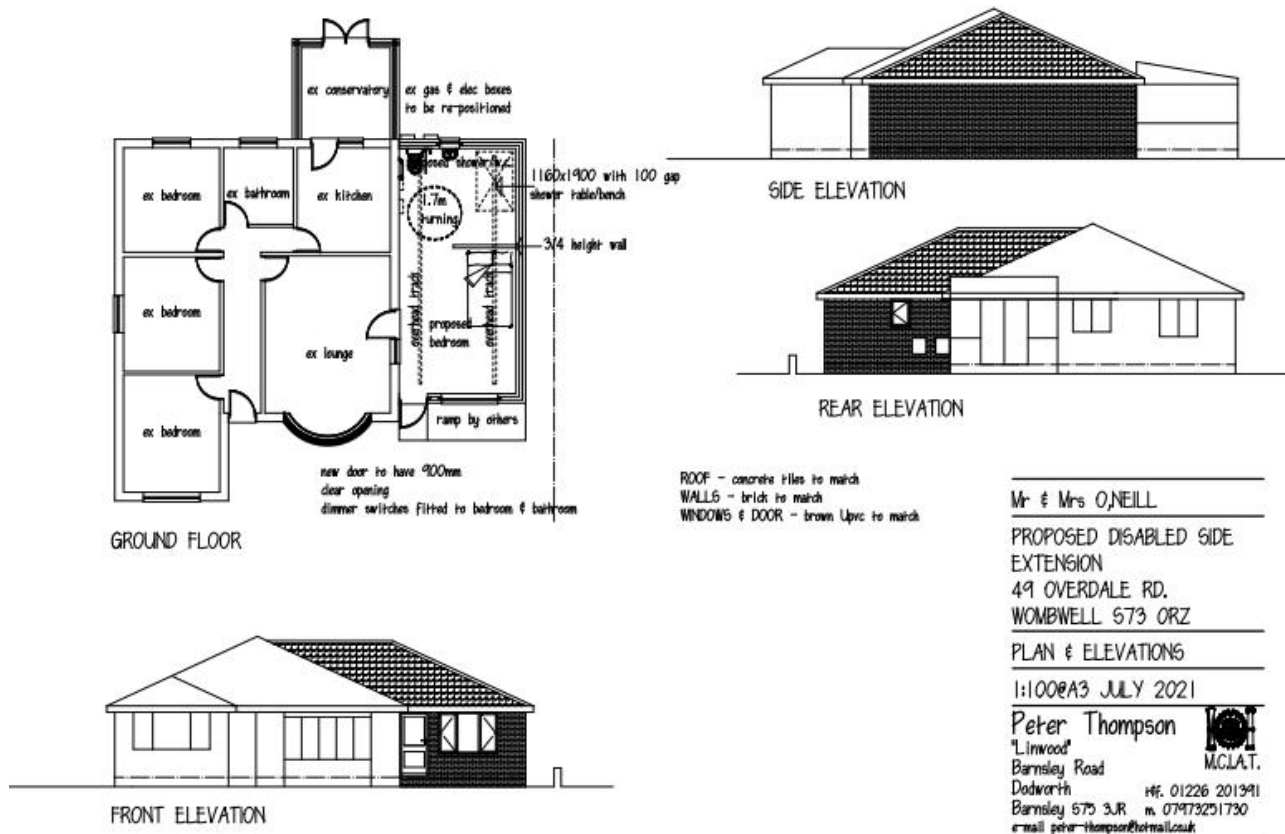
Erection of single storey side extension

Site Description

The dwelling is a detached bungalow located in Wombwell. Overdale Road has a consistent street scene with the surrounding area being solely residential and predominantly featuring bungalows. Access to the property is to the rear of the dwelling off Conway Place and features a small driveway that leads to a detached garage to the rear as well as an existing rear extension.

Proposed Development

The applicant is seeking approval for the erection of a single storey side extension. The extension will project 4 meters from the side (south west) elevation of the dwelling. The extension has a width of 8.49 meters. The extension will feature a hipped roof with a ridge height of 4.69 meters and an eaves height of 2.4 meters. The materials used will be matching brickwork and roof tiles.



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***
- ***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

Highways Development Control (DC) were consulted and provided no response.

Representations

Neighbour notification letters were sent to surrounding properties, no comments were received.

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 *“the design of a single storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing”*. In this case, the proposed materials are to match the dwelling with concrete roof tiles and matching brickwork.

The extension utilises a hipped roof which is akin to the existing dwellings hipped roof and carries over from the existing ridge line with the proposed roof being aligned at the eaves and set down.

To continue side extensions, require a set-back, to which the proposed extension is set back from the front elevation of the dwelling by 0.5 meters. This will therefore avoid the unsightly bonding between old and new materials when viewed from Overdale Road. The proposed extension conforms to the SPD in terms of its external materials and roof type.

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 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 6.06 meters and the proposed projection is less than this at 4 meters. The dwelling is located on a corner plot and the proposed projection (4 meters) does exceed more than half the width of the existing gap between the original dwelling and the side boundary at Conway Place because this distance is 5 meters. However, in this specific circumstance breaching the recommended distance to the boundary is acceptable due to the specific needs of the applicant which requires the width of the extension to be 4 meters.

The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing as the extension is adjacent to Conway Place and not a neighbouring dwelling. The distance to the rear boundary and the neighbouring dwelling (1 Conway Place) from the back of the proposed extension is approximately 10 meters. Overlooking will not be increased from what is existing.

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

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
2. The development hereby approved shall be carried out strictly in accordance with the plans (Plans and Elevations Received 26/07/2021) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
3. The external materials shall match those used in the existing building.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.