2021/1093

Mr Lloyd

19 Briery Meadows, Hemingfield, Barnsley, S73 0QW

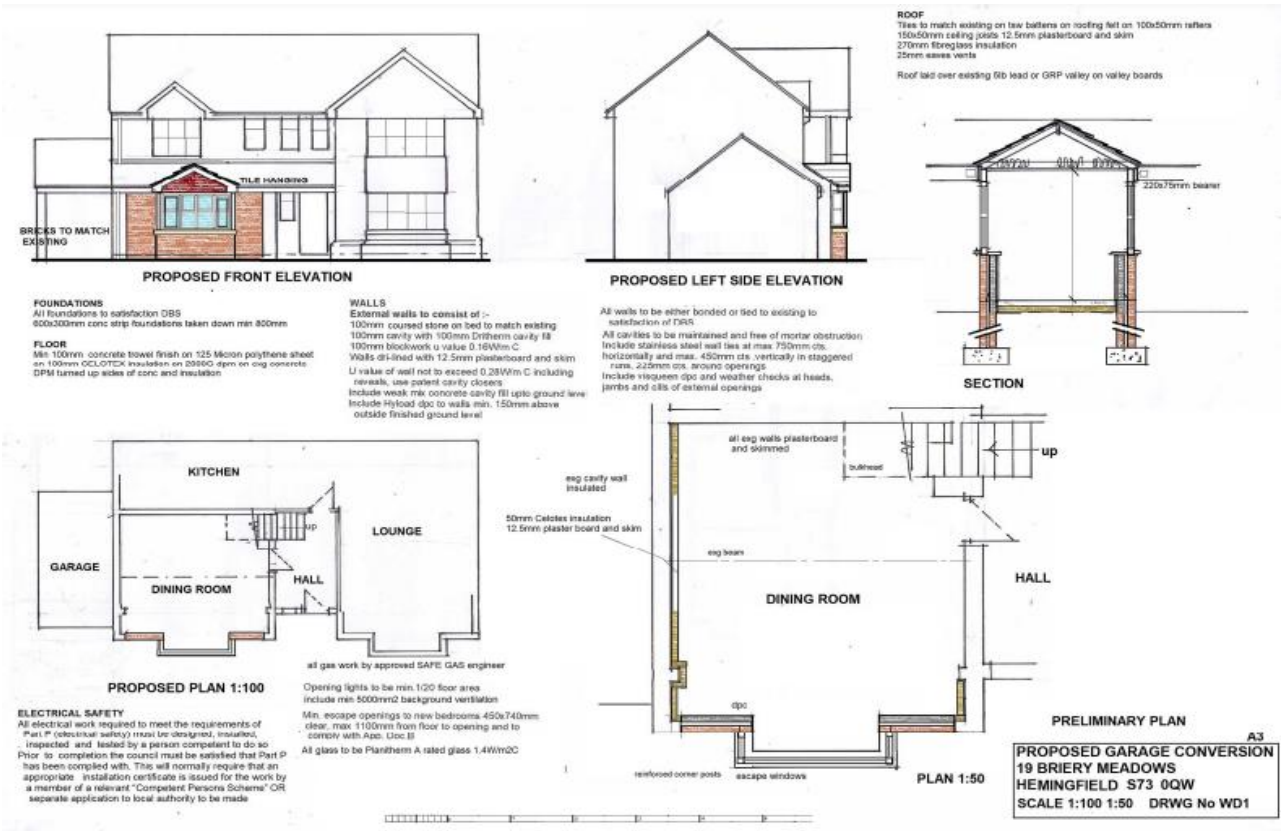
Front bay window extension

Site Description

The dwelling is a two-storey detached dwelling located in Hemingfield. Briery Meadows has a consistent street scene featuring the same dwelling type with similar external materials. The dwelling has a small front garden and driveway to the front which leads to an integral garage and an attached garage to the side. There is an existing bay window to the front and others in the street scene.

Proposed Development

The applicant is seeking approval for the erection of a front bay window extension. This will include a garage conversion however that can be converted using Permitted Development rights since they have not been removed from the property. The extension will project 0.55 meters from the front elevation of the dwelling. The extension has a width of 2.65 meters. The extension will feature a pitched roof with a ridge height of 3.45 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

No consultees were consulted for this application.

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 proposal is for a front extension, and the front elevation is the most important elevation for its impact on the dwelling's character and the street scene. The size and scale of front extensions need to be as modest as possible. The street scene features various other bay windows including on the host dwelling and the proposed projection is small at only 0.55 meters. The proposed extension complements the character of the dwelling by its design, in balance with the existing bay window and has a minor projection that won't affect the street scene detrimentally.

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 pitched roof which is akin to the existing dwellings pitched roof and therefore acceptable.

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 front of the property, therefore it will have little impact upon the character of the street scene due to the harmony with the existing dwelling.

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 *"modest single storey front extensions, which are in keeping with the style of the existing house, may be allowed".* The design of the existing house is reflected in the proposal as the window addition reflects the existing bay window on the front elevation. The addition of the bay window on the front elevation will not increase the impact of overlooking from that what is existing as the existing bay window is set to the same projection. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The neighbouring properties are also detached, and the proposal takes the form of an infill extension rather than an extension of the existing front elevation of the dwelling.

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. Although the main garage will be replaced the driveway will be retained to provide at least one, off street parking space and the existing side garage provides another space. There is also the possibility for on street parking in front of the dwelling as there are no restrictions on Briery Meadows.

<u>Recommendation</u>

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 (Dwg No. WD1) 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.