

2021/0816

Mr & Mrs Chappell

Erection of single storey extension to rear with associated under-build and alterations to existing conservatory

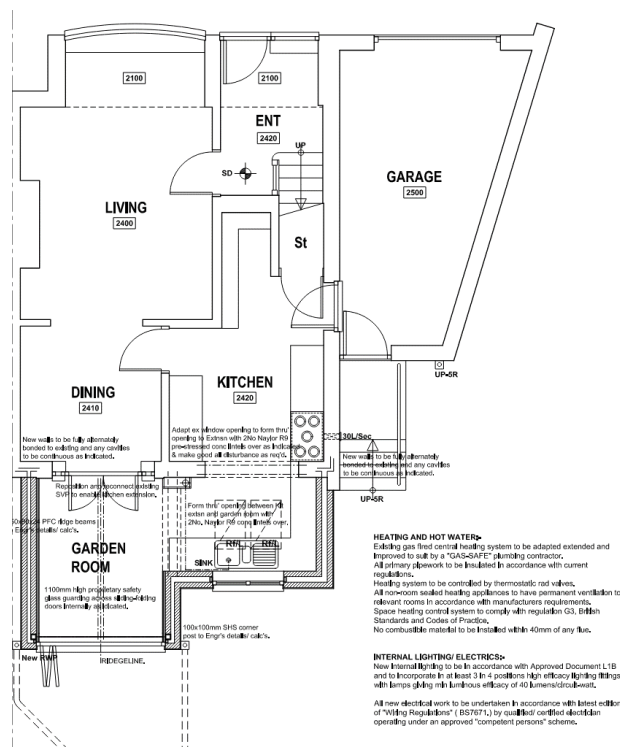
17 Garden House Close, Monk Bretton, Barnsley, S71 2ED

Site Description

The application relates to a two-storey semi-detached dwelling located on the South East side of Garden House Close. The property is of a buff brick construction with a concrete tiled gable pitched roof. To the rear is triangular shaped garden, which narrows towards the rear boundary. The dwellings are set at a higher level to the rear garden, with host property having an under-build beneath an existing conservatory.

The surrounding area is solely residential, characterised by a mixture of semi-detached dwellings and bungalows.





Policy Context

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 new Local Plan 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 decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted 2000) and the Core Strategy (adopted 2011).

Local Plan 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.

Local Plan 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 (SPD) - House Extensions sets out 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 for should:

- I. Be of a scale and design which harmonises with the existing building
- II. Not adversely affect the amenity of neighbouring properties
- III. Maintain the character of the street scene and
- IV. Not interfere with highway safety.

SPD – House Extensions and Other Domestic Alterations states that to combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled. On semi-detached dwellings an extension should not project more than 4m, and the eaves height should not exceed 2.5m where the extension would project beyond 3m.

These policies are considered to reflect policies set out in the revised NPPF, which requires development to be of high-quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Representations

None

Assessment

Principle of Development

The site is allocated as Urban Fabric in the adopted Local Plan. As such extensions and alterations to a domestic property are acceptable in principle providing, they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

Extensions to dwellings are considered on the basis of overshadowing, loss of privacy and outlook.

The proposed new extension has a modest rear projection and is set in from the boundary with the dwelling to the East by 1.5m, which mitigates its impact. The main concern would be the increase in levels of overshadowing to the adjoining property, due to the high eaves and ridge height of the replacement conservatory/extension as it will be built atop the existing under-build.

There may be some increase in overshadowing, but this would be early in the morning during the spring and summer months, and the path of the sun would be past the extension before noon. As such, any increase in overshadowing would not be significantly detrimental. The replacement extension is 0.5m taller than what it is in situ and the footprint will not be enlarged as the existing under-build is being utilised. It is acknowledged that the existing structure has a lesser impact due to the glazing allowing sunlight and views through the extension – although blinds were present during the officer site visit. However, the proposed extension is not excessive in their scale and massing, with the majority of the neighbouring garden left unaffected by the development.

As such, the proposal is considered, on balance, to be acceptable.

Visual Amenity

The rear extension will not be visible from public vantage points and has been designed to harmonise with the original dwelling in terms of materials, detailing and design with a matching roof pitch that mitigates some of its impact. It is therefore considered acceptable in terms of visual amenity and in compliance with Local Plan Policy D1 and SPD – House Extensions.

Recommendation

Approve – subject to the following 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 (Ref. 202036, Drawing No. 02) 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 use 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.