

2022/1222

Applicant: Mandy Smith (Berneslai Homes)

Site address: 14 Worsbrough Road, Birdwell, Barnsley, S70 5QR

Proposal: Single storey extension to the rear/side of existing dwelling with formation of access ramp and surrounding footpath around the extension to create a level access to 2no rear doors

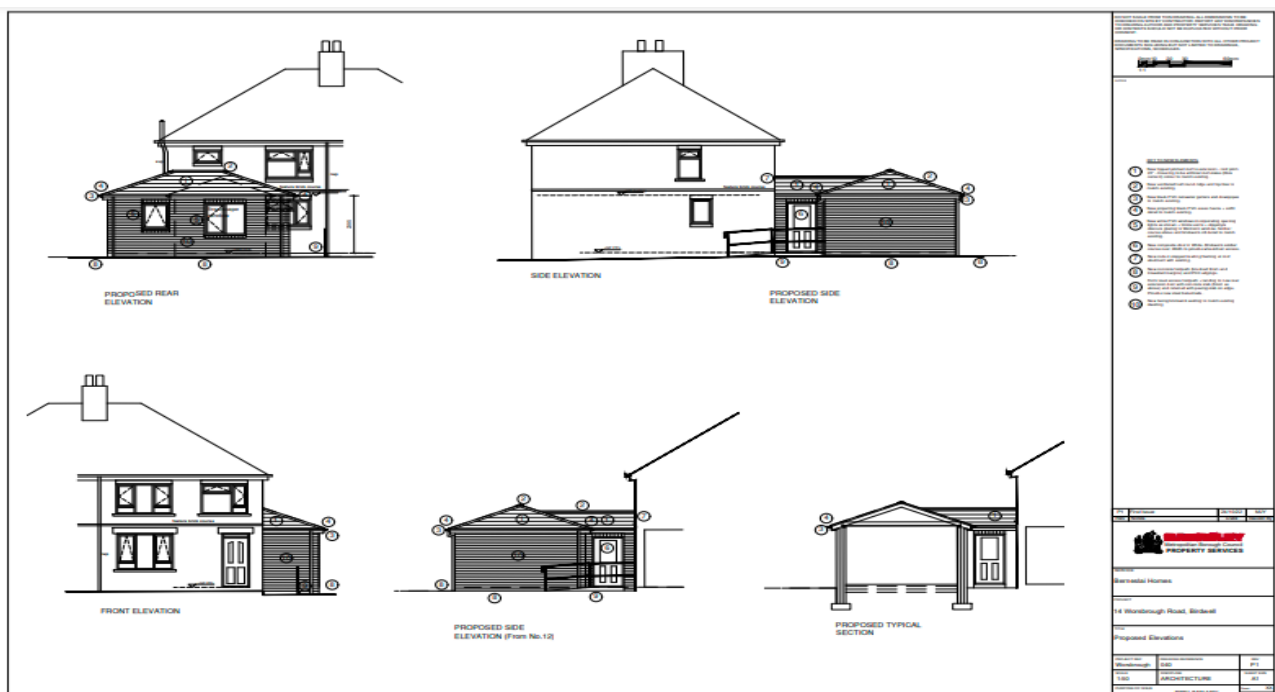
This application is before Members as the applicant is Berneslai Homes

Site Description

The dwelling is a two-storey semi-detached dwelling located in Birdwell. Worsbrough Road has a consistent residential street scene featuring other two-storey semi-detached dwellings sharing similar external materials. The dwelling has a driveway and garden to the front and a rear garden.



Proposed Development



The applicant is seeking approval for the erection of a single storey rear/side extension for the purposes of a disabled persons adaptation. The extension will project 5.85 meters from the rear elevation with an additional 1.8-meter projection from the side (northeast) elevation of the dwelling and shall include a downstairs bedroom and bathroom. The extension has a width of 5.9 meters. The extension will feature a hipped roof with a ridge height of 3.65 meters and an eaves height of 2.4 meters. The materials used will be matching brickwork and roof tiles. The proposal also includes the formation of an access ramp and surrounding footpath to create a level access to two rear doors.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the 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 also 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 and are a material consideration in the decision-making process.

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

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

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.

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 which has no specific land allocation; however, the site and surrounding area is made up principally of housing. 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 hipped roof which is akin to the existing dwellings hipped roof and therefore acceptable. There are other rear extensions visible from the rear garden area which also featured hipped roofs.

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

No objections were received from neighbouring properties.

The SPD states that single storey rear extensions "*on semi-detached dwellings should not project more than 4m and again, the eaves height should not exceed 2.5m where the extension would project beyond 3m*". The proposed extension has a rear projection of 5.85 meters which is greater than the recommended 4 meters. However, the adjoining semi-detached house at No 12 Worsbrough Road has an existing single storey extension of its own that projects approximately 4.35m to the rear and so that would mean that the impacts of the extension on the amenity of that property would be negligible.

In addition, the Government allows for extensions larger than the above to be permitted development by using a prior notification for larger homes application, subject to no objections being received. The proposed extension exceeds the limits of the SPD but falls within the permitted development requirements of a prior notification application (although not used) as the projection is less than 6 meters (on a semi-detached dwelling), the height is less than 4 meters in total and 3 meters to the eaves (within 2 meters to the boundary) and no objections were received. The only reason a prior notification application has not been used is because of the extra modest side projection. The extra width provided by the side projection is necessary for the needs of the client and the side projection allows the extension to be offset away from the adjoining dwelling whilst still maintaining the width.

The proposed extension would not have a significant detrimental impact on any of the neighbouring properties by way of overshadowing or being overbearing. The extension does not span the full width of the rear elevation. The extension is set to the northeast of the adjoining property. The proposed extension would be located to the south of 16 Worsbrough Road which would lead to some overshadowing due to its location in relation to the path of the sun. However, the eaves and ridge height are modest, and the extension is designed with a hipped roof to further lessen the impact. The proposed side projection would not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to its modest projection of only 1.8 meters.

The potential for overlooking is limited due to the extension being single storey and it only containing windows on the rear with none at the side.

Overall 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 subject to the following conditions:-