

2022/0084

Mrs Pilkington

20 Dovecote, Wombwell, Barnsley, S73 0LS

Single storey rear extension with balcony above

Site Description

The dwelling is an end terraced dwelling located in Wombwell. Dovecote has a consistent street scene featuring other terraced dwellings that share similar external materials. The dwelling has a driveway and integral garage to the front. To the rear is a rear garden and an existing extension which carries across to the neighbouring dwelling (22 Dovecote).

Proposed Development

The applicant is seeking approval for the erection of a single storey rear extension with a balcony above. The extension will project 4.8 meters from the rear elevation of the dwelling and has a width of 5.4 meters. The extension will feature a flat roof with a total height of 2.8 meters. The materials used will be matching brickwork. The proposal includes the creation of a balcony. The balcony will project 2.25 meters from the existing rear elevation and has a width of 5.4 meters. The balcony will be situated 2.8 meters above ground level and will feature a 1.8-meter-high privacy screen.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Allocation – Urban Fabric

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. 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. 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, one objection was received and in summary raised the following points;

- The development would cause overlooking of a neighbouring property's amenity (garden) area and habitable rooms
- The development would cause a serious invasion of the residents of a neighbouring property's privacy

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.

Residential Amenity

The SPD states that *“single storey extensions to the rear of terraced houses should not exceed 3.5 metres in projection and where they exceed 3m in length the eaves height should not exceed 2.5m”*. The proposed extension exceeds the recommended projection set by the SPD by 1.3 meters.

However, the dwelling is an end terrace and therefore takes the form of a semi-detached dwelling to which the SPD states that *“on semi-detached dwellings an extension should not project more than 4m and again, the eaves height should not exceed 2.5m where the extension would project beyond 3m”*. The extension still exceeds the recommended projection set by the SPD by 0.8 meters.

The main issue with regards to residential amenity is the proposed balcony which would be positioned at a significantly elevated level atop the roof of the proposed extension. It would overlook, and be clearly visible from, the rear garden of the properties on either side of the host dwelling as well as those set to the rear. Due to its siting and elevated position, the proposed balcony would result in a significant loss of privacy and an unacceptable level of overlooking of the neighbouring gardens, especially in spring and summer months when neighbouring residents would predominantly use their private amenity space.

Therefore, residential amenity levels, in regard to privacy, would be reduced to an unreasonable degree, contrary to Local Plan Policy GD1 & D1 and SPD 'House Extensions and Other Domestic Alterations'.

Visual Amenity

Although not highly visible from public vantage points, the extension would form a dominant feature when viewed from the rear gardens of the neighbouring dwellings, introducing a significant amount of built form from that what is currently present in the form of the existing rear extension.

Recommendation

Refuse