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Mr Andy Rowley

4 Queens Drive, Shafton, Barnsley, S72 8PB

Two storey and single storey side extension and new vehicular access and parking area

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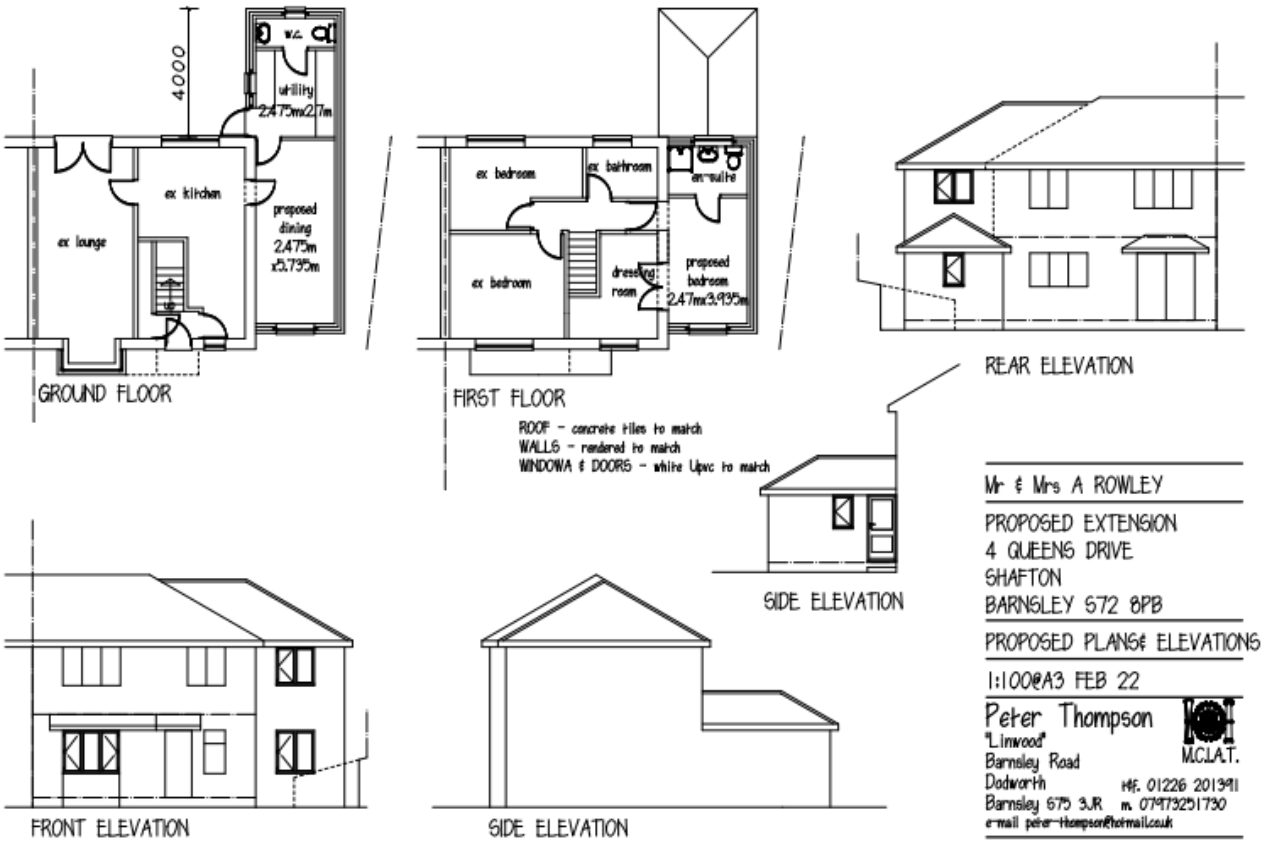
Site Description

The dwelling is a two-storey detached dwelling located in Shafton. Queens Drive has a consistent street scene featuring other two-storey detached dwellings that share similar external materials. The dwelling has a garden to the front which leads to a patio area outbuilding and garden to the rear.

Proposed Development

The applicant is seeking approval for the erection of a two-storey side and single storey side/rear extension with a new vehicular access and parking area. The two-storey side extension will project 2.78 meters from the side (south) elevation of the dwelling. The extension has a width of 6.13 meters. The extension will feature a hipped roof with a ridge height of 7.1 meters and an eaves height of 5 meters. The materials used will be matching render and roof tiles.

The single storey side/rear extension will project 2.78 meters from the side (south) elevation and 4 meters from the rear elevation of the dwelling. The extension has a width of 3.08 meters. The extension will feature a hipped roof with a ridge height of 3.63 meters and an eaves height of 2.4 meters. The materials used will be matching render and roof tiles.



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

Highway Development Control (DC) were consulted and raised no objections subject to conditions.

Shafton Parish Council 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 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 for both extensions will match the existing dwelling with matching render and roof tiles being used. Both extensions utilise hipped roof's which are akin to the existing dwelling's hipped roof.

The SPD states *"all two-storey side extensions should therefore have a pitched roof following the form of the existing roof".* The proposed two-storey extension utilises a hipped roof which is set down from the main roof line and is aligned at the eaves. The SPD states *"to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling".* The two-storey side extension is setback 0.5 meters form the front wall of the dwelling which is an acceptable setback distance.

The SPD states that *"the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling"* in order to ensure subordinance and so that the original dwelling stays as the dominant feature. A projection of two thirds of the original dwelling would be 4.64 meters and the proposed projection is less than this at 2.78 meters.

This projection is therefore acceptable. The proposed two-storey side extension conforms to the SPD in terms of materials, roof type, and setback, therefore the proposal won't be detrimental to the character of the street scene due to the harmony with the existing dwelling and it still being dominant.

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 raised from the neighbouring properties. The proposed side extensions will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to the modest sideways projection that still leaves a distance of over 1 meter to the side boundary towards the rear of the extension. Additionally, the neighbouring dwelling to that side (5 Queens Drive) is set at a higher ground level. Overlooking from the proposed extensions will be limited as no windows are proposed on the side elevation of the two-storey extension.

The SPD states for single storey rear extensions "*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 proposed projection for the single storey rear extension is 4 meters and the eaves height is 2.4 meters. Therefore, the single storey side/rear extension is compliant with the above recommendation and is not of an excessive size or scale.

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. The proposals include the creation of a new vehicle access and parking area to the front of the dwelling. This area is of sufficient size to accommodate parking for two vehicles, it is to be hard surfaced and will provide the required 2-meter x 2-meter pedestrian visibility splays.

Recommendation

Approve with conditions