

2021/0794

Cathryn Egginton

Erection of single storey extension to the rear/side of dwelling

5 Langford Close, Dodworth, Barnsley, S75 3TP

Site Description

The site is a large dwelling located within a cul-de-sac in Dodworth. The property is of a buff brick construction, with concrete tiled gable roof and a small bay window on the front elevation. The dwelling benefits from a driveway that provides off street parking for up to two vehicles. Attached to the Western elevation is a two-storey side extension, approved in 2003.

The area is characterised by other detached dwellings that are similarly designed and of a similar material construction.

Planning History

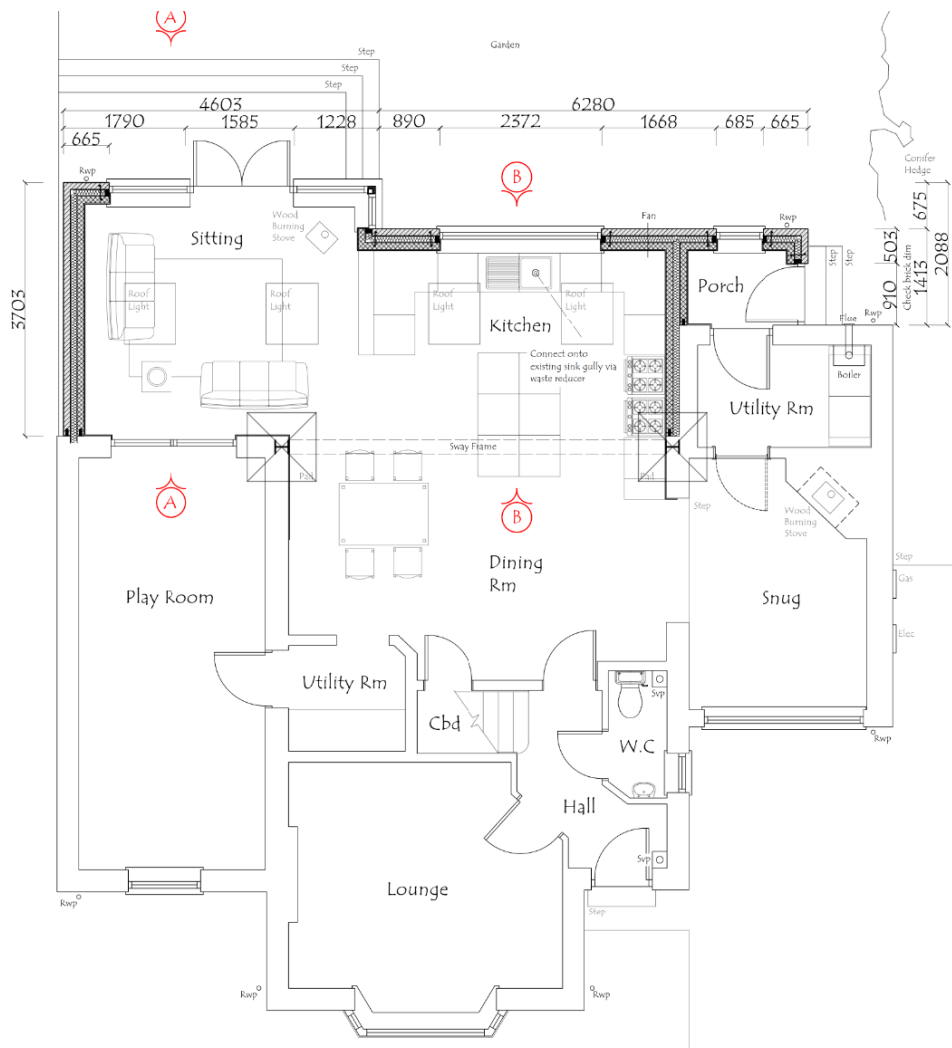
B/03/1195/DO – Erection of two storey extension to side of dwelling

Proposed Development

The applicant is seeking permission for the erection of a single storey rear extension to the dwelling. The extension will have a rearward projection of 3.7m and project along the rear elevation by 11m, with a lean-to roof that has eaves and ridge of 2.95m and 4m respectively.

Matching materials are proposed.





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 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 based on overshadowing, loss of privacy and outlook. The proposed rear extension is of an acceptable projection, shallow roof pitch with no windows on the side elevations and the extension is set in from the boundary with the dwelling to the east by 2m.

The extension will abut the boundary with the dwelling to the West of the site however, this area of garden sits adjacent to an existing outbuilding and the majority of amenity space to this property will remain unaffected by the proposal.

As such, its impact on neighbouring dwellings is not considered to be significantly detrimental.

Visual Amenity

The single storey extension is located on the rear elevation and is well screened from public vantage points. As such, its impact is considered negligible.

The proposal harmonises with the original dwelling in terms of roof pitch, detailing and materials and as such is considered acceptable.

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 (Project No. 2021.000280.000, Drawing No. PL001) 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.