

2022/0849

Mr Stephen Newton

22 Elstead Close, Barugh Green, Barnsley, S75 1NB

First floor side and single storey rear extension

Site Description

The dwelling is a two-storey detached dwelling located in Barugh Green. Elstead Close has a consistent residential street scene featuring other similar dwellings. The dwelling has a driveway to the front which leads to an integral garage. To the rear is a patio area, pergola and garden.

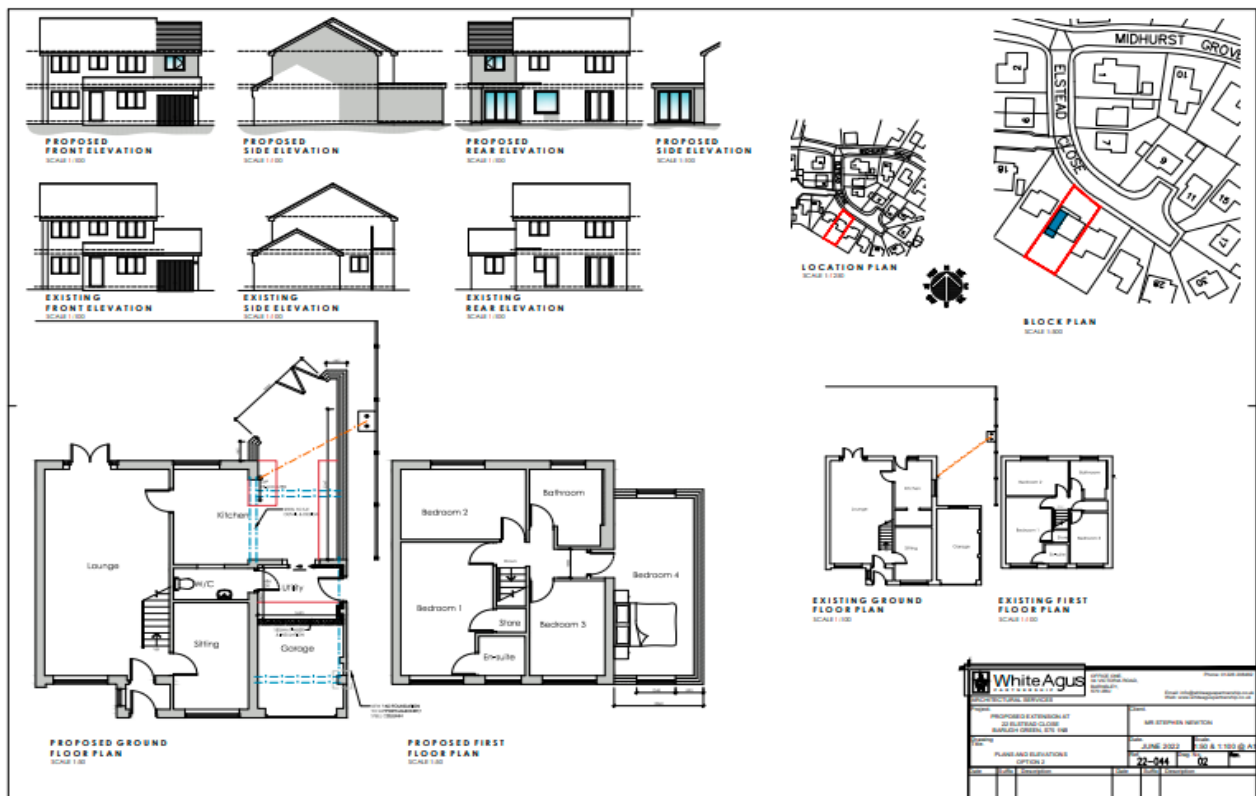
Planning History

B/86/1350/DT - Residential development (68 dwellings detailed application) (Historic)

B/87/1493/DT - Residential development (48 dwellings) (Historic)

B/88/1344/DT - Substitution of house types (Historic)

Proposed Development



The applicant is seeking approval for the erection of a first-floor side and single storey rear extension. The side extension will project 2.85 meters from the side (northwest) elevation of the dwelling and has a width of 6.8 meters. The extension will feature a pitched roof with a ridge height of 7.2 meters and an eaves height of 4.85 meters. The materials used will be matching brickwork and roof tiles.

The rear extension will project 4.15 meters from the rear elevation of the dwelling. The extension has a width of 3.15 meters. The extension will feature a flat roof with a total height of 2.9 meters and an eaves height of 2.55 meters. The materials used will be off white render.

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, 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 the side extension will match the existing dwelling with matching brickwork and roof tiles being used. The SPD states *"all two-storey side extensions should therefore have a pitched roof following the form of the existing roof"*. The proposed extension utilises a pitched roof which follows the form of the existing dwellings pitched roof, 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 side extension isn't setback at first floor level however it is set back 1.2 meters from the front wall of the dwelling at ground floor level 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 subordination and that the original dwelling stays as the dominant feature. A projection of two thirds the original dwelling is 4.75 meters, and the proposed projection is less than this at 2.85 meters and therefore acceptable. The proposed side extension partially conforms to the SPD in terms of its external materials, setback, projection and roof type, however it will have little impact upon the character of the street scene due to the harmony with the existing dwelling as it is balanced, and the ground floor level is an existing feature.

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 the rear extension will not match the existing dwelling with off-white render being proposed. The use of render in this circumstance is not harmful as it is set to the rear of the property. The extension utilises a flat roof which normally is not a supported roof type due to flat roofs being an inferior form of construction. However, in this circumstance it is acceptable as it is set to the rear of the property and therefore not present in the street scene of Elstead Close.

The proposed rear extension doesn't conform to the SPD in terms of its external materials and roof type, however it will have little impact upon the character of the street scene due to being set to the rear of the property and therefore not being highly visible from public vantage points. 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 the neighbouring properties. The proposed side extension won't have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing and the extension does not project beyond the front or rear elevations of the dwelling. The projection does not exceed that of the existing ground floor. The impact of potential overlooking is minimal as no windows are proposed on the side elevation of the side extension.

The SPD states that *"extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected"*. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing, being overbearing or overlooking. The height and projection are restrained, and the patio doors are set to the opposite side of the dwelling they face and predominantly look to the rear of the host dwelling. 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 reconfiguration of the ground floor means that the garage will no longer be large enough to be utilised as a garage and will lead to the loss of a parking space. The driveway is only large enough for one parking space. However, the parking SPD states the need for two parking spaces for a three bedroomed dwelling and the dwelling will be going from three bedrooms to four bedrooms. This does not however, result in an increased parking requirement. Whilst not ideal, in this case the dwelling lies on an estate road with a dead-end and therefore is without parking restrictions so residents would be able park on the highway. There would also be sufficient space for additional parking to the front garden space.

Recommendation

Approve with conditions