2023/0718

Mr John Hatfield

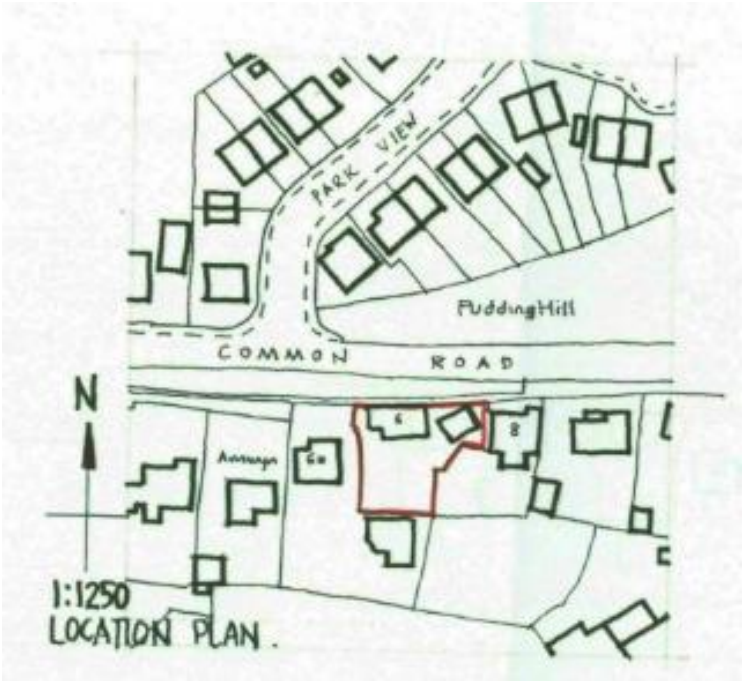
6 Common Road, Brierley, Barnsley, S72 9ES

First floor rear extension above existing ground floor extension.

Site Description

The application relates to a plot located on the south side of Common Road and in an area that is principally residential. Common Road has a mixed street scene comprising varying dwelling types of varying scale and appearance.

The property in question is a two-storey detached dwelling constructed brick and rendered white. The property features a pitched roof with grey concrete roof tiles and benefits from two existing extensions to the rear, including a flat roof two-storey extension of a red brick construction and a single storey extension with a mono-pitched roof that is rendered white. A large, detached garage is located to the east within the application site and features a pent mansard roof. Access to the site is taken to the west of the host property and from Common Road, and an existing driveway then extends to the side and rear of the host property to serve the garage. The application site is bounded by a mix of stone-built walls, timber fencing, and mixed vegetation.



Planning History

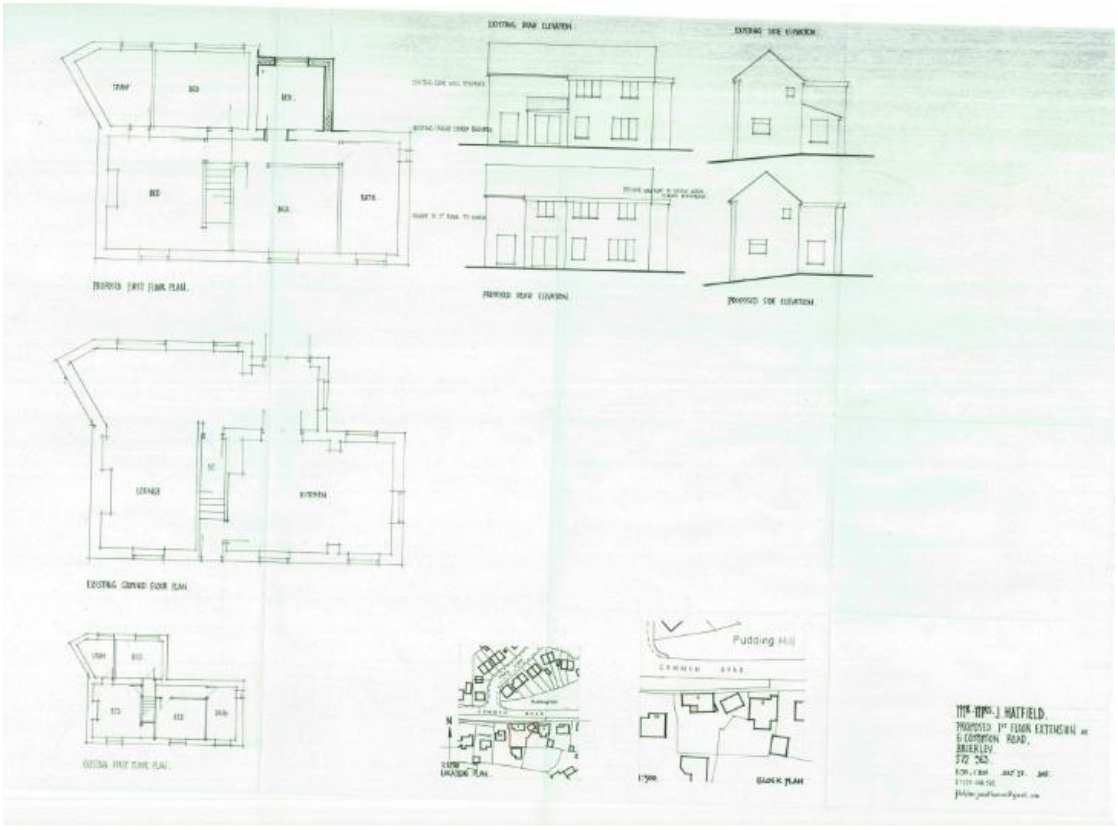
There are several historic planning applications associated with the application site dated between 1974 and 1994; however, none are relevant to the current application that is subject to consideration.

Proposed Development

The applicant is seeking approval for the erection of a first-floor extension atop an existing ground floor rear extension to the rear of the property.

The proposed first-floor extension would measure approximately 2.7 metres by 2.9 metres. It would be constructed atop an existing ground floor extension, forming a two-storey extension with a flat

roof and a total height of approximately 5.4 metres. The extension would adopt external materials that would match or be of a similar appearance of those of the existing host property.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 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.

<u>Local Plan Allocation – Urban Fabric</u>

The site is allocated as urban fabric within the adopted Local Plan, which has no specific land allocation and therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

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; reflecting the principles of 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.***

Consultations

The Forestry Officer was consulted on the application and no objections were received.

Representations

Neighbour notification letters were sent to surrounding properties and the application was advertised by way of a site notice, expiring 23rd October 2023: no representations were received.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation; therefore, extensions and alterations 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 property and are not detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The proposed first-floor extension would be built atop an existing ground floor extension located to the rear of the host property and in proximity of the western boundary. It is acknowledged that the extension could result in increased levels of overshadowing; however, the proposal would maintain existing separation distances, follow the form of existing extensions and adopt a restrained roof

height, therefore lessening the potential impact on 6a Common Road, which itself is set in from the boundary line and set back within its plot. The proposal would retain an existing ground floor window inserted within the western side of the existing extension, with no new windows proposed at first-floor level on the same elevation. The separation distance maintained between the first-floor rear-facing window of the extension and the rear boundary opposite would be several metres less than what is normally considered acceptable; however, no habitable room windows would be impacted with screening likely to be offered by existing boundary treatments. As such, it is not considered that the extension would result in significantly increased levels of overshadowing, overlooking, or reduced outlook.

The proposal is, therefore, not considered to be overbearing, resulting in increased overshadowing, overlooking, or reduced levels of outlook that would significantly increase beyond existing levels of impact that are likely to be experienced and tolerated.

The proposal is, therefore, considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

The proposed extension would be located to the rear of the host property and would be partially visible from the public realm of Common Road to the west of the application site.

The extension would be rendered white to match the appearance of the host property and existing ground floor extension and would adopt a flat roof that would maintain the height of an existing two-storey extension. A flat roof is not preferred; however, it would continue the style of an existing roof type that is likely to have an existing limited impact. As such, the proposal is not considered to be unduly harmful, especially as it would be relatively discreet within the street scene.

The proposal is, therefore, considered sympathetic to the main dwelling and consistent with the character of the street scene and are considered acceptable and in compliance with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The application site is served by an existing driveway and detached garage.

The proposed first-floor extension would follow the form of the two existing extensions to the rear of the host property and are therefore, unlikely to interfere with existing parking arrangements which are sufficient to accommodate a minimum of two vehicles. There is also no requirement to provide further off-street parking; as such, it is considered that highway safety would be maintained to a reasonable degree.

The proposal is, therefore, considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Recommendation

Approve with Conditions