

2022/0169

Mr Tim Jones

11 Carr Green, Bolton Upon Dearne, Barnsley, S63 8AS

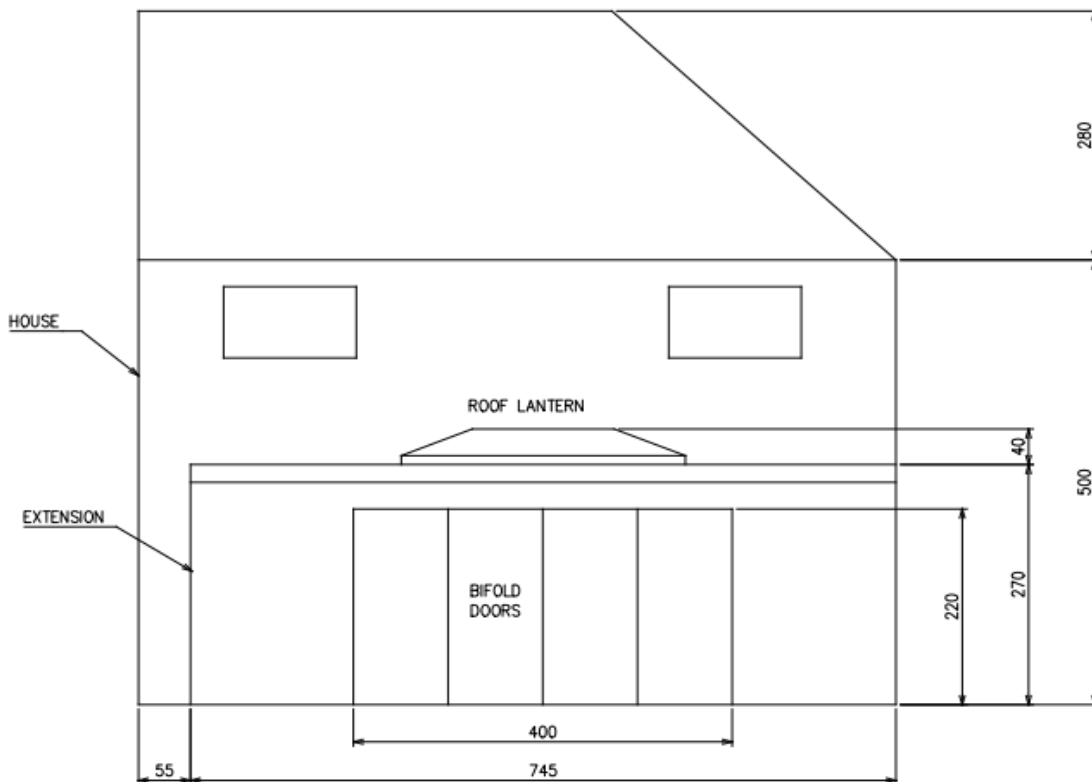
Single storey rear extension

Site Description

The dwelling is a two-storey detached dwelling located in Bolton Upon Dearne. Carr Green has a consistent street scene featuring other two-storey detached dwellings that are of brick construction. The dwelling has a parking area to the front which leads to an attached outbuilding to the side which is to be removed. To the rear was an existing rear extension but this has been removed. Also to the rear is a garden area, patio area and a pergola.

Proposed Development

The applicant is seeking approval for the erection of a single storey rear extension. The extension will project 4 meters from the rear elevation of the dwelling. The extension has a width of 7.45 meters. The extension will feature a flat roof with a total height of 3.1 meters and an eaves height of 2.5 meters. The materials used will be matching brickwork.



TITLE: PROPOSE EXTENSION FOR 11 CARR GREEN – REAR ELEVATION

DRG SIZE: A4

SCALE: 1:50

UNITS: CM

DATE: 10/03/22

DRG No: EXT3

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*”.

Provisions under the ‘Town and Country Planning (General Permitted Development) (England) Order 2015’

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) states that a single-storey extension, extending beyond the rear of the original house by no more than 4 metres (if a detached house) or 3 meters in any other case and are no more than 4 meters in height, can be erected without the need to submit a planning application. This is an important consideration with this application as it represents a potential fallback position, whereby a single storey rear extension can be erected without planning permission, because the Government considers the impact of such development to be modest.

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 will match the existing dwelling with matching brickwork being used. The extension utilises a flat roof and although flat roofs are usually not a supported roof type due to flat roofs being an inferior form of construction, it is acceptable in this circumstance as it is set to the rear of the dwelling and therefore will not be highly visible from public vantage points or detrimentally effect the street scene of Carr Green.

The proposed extension partially conforms 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 the harmony with the existing dwelling and being set to the rear of the property. 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

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 2.5 meters. Therefore, the single storey side/rear extension is compliant with the above recommendation and is not of an excessive size or scale.

No objections were raised from the neighbouring properties. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. Overlooking from the proposed extension will be limited as no windows are proposed on any side elevation of the extension. Any overlooking from the proposed bi-fold doors is not deemed significantly detrimental. 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.

Recommendation

Approve with conditions