2022/0191

Mr Philip Carr

268 Carlton Road, Athersley South, Barnsley, S71 2AZ

Two storey extension to the side/rear

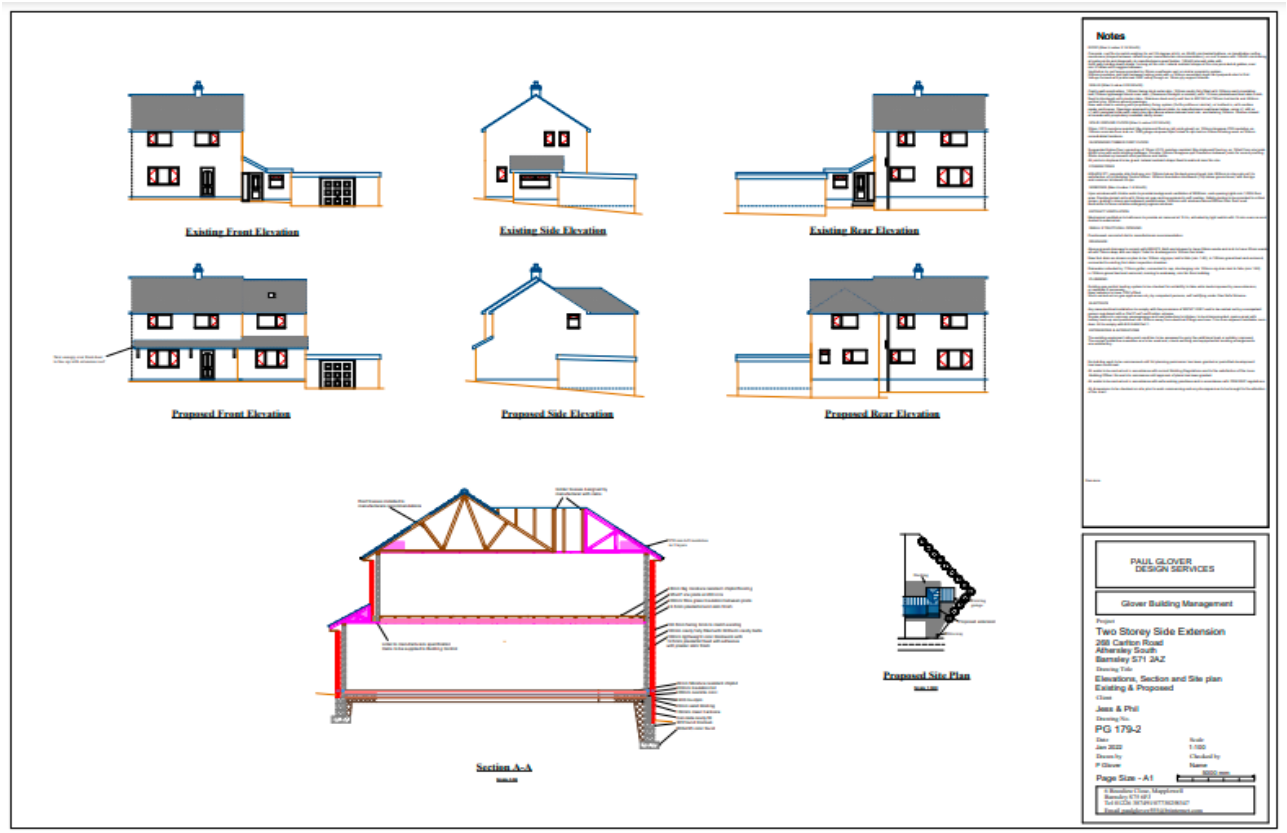
Site Description

The dwelling is a two-storey semi-detached dwelling located in Athersley South. Carlton Road has a mixed street scene with other two-storey semi-detached dwellings that share external materials as well as featuring Barnsley Bowl and Springwell Community School. The dwelling has a small garden to the front and a driveway to the side which leads to a single storey garage. The garage is attached to an existing outbuilding that is attached to the side elevation of the dwelling. To the rear is a decked patio area and a stepped rear garden.

Proposed Development

The applicant is seeking approval for the erection of a two-storey extension to the side and rear. The side part of the extension will project 4.1 meters from the side (northeast) elevation of the dwelling. The extension has a width of 7.2 meters. The extension will feature a pitched roof with a ridge height of 7.56 meters and an eaves height of 5.43 meters. The materials used for both parts of the extension will be matching brickwork and roof tiles.

The rear part of the extension will project 3.1 meters from the rear elevation of the dwelling. The extension has a width of 4.4 meters. The extension will feature a hipped roof with a ridge height of 7.33 meters and an eaves height of 5.43 meters.



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.

<u>Supplementary Planning Document: House extensions and Other Domestic Alterations</u>

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.

<u>National Planning Policy Framework</u>

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 as such, extensions 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 dwelling and are not detrimental to the amenity afforded to neighbours. 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 and roof tiles being used. The extension features a small roof canopy to the front which projects 0.6 meters from the front elevation with the canopy continuing across the front elevation without projection. This addition is modest, and an example can be seen in the street scene at 258 Carlton Road.

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 at the side which is set down from the main roof line and a hipped roof to the rear which are akin and follow the form of the existing dwellings pitched roof. Both roofs also feature an alignment of 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 is setback 0.5 meters form the front wall of the dwelling.

The proposed two-storey side extensions conform to the SPD in terms of external 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 the original dwelling still being dominant. The proposed two-storey rear extension conforms to the SPD in terms of its external materials and roof type, therefore 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 which is also heavily screened by a high hedge along the side and rear boundaries.

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 that *"the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling".* A projection of two thirds the original dwelling is 4.76 meters, and the proposed projection is less than this at 4.1 meters and is therefore acceptable.

The proposed extension won't have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing and the two-storey part of the side extension does not project beyond the front elevation of the dwelling. The impact of potential overlooking is minimal as the first-floor window proposed on the side elevation of the extension is carried forward from the two existing windows on the side elevation and there are no dwellings set to the side of the property.

The SPD states that *"two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook"* and that *"two-storey rear extensions to semi-detached houses should, therefore, generally be designed with a rear projection of less than 3.5 metres and for terraced houses 2.5 metres"*. Also *"larger extensions may be acceptable in certain circumstances".* The proposed rear projection is to be 3.1 meters which complies with the recommended distance for a semi-detached property.

The impact on residential amenity resulting from the rear part of the extension is to be limited. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing as it is set to the north. In terms of overlooking the rear extension is set to the side away from the adjoining dwellings and no windows are proposed on the side elevations. The distance to the boundary to the rear of the dwelling is approximately 18 meters and therefore greater than the recommend 10 meters. Therefore, there is significant distance between the dwelling and the neighbouring dwellings to the side and rear.

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 dwelling is located on a corner plot however the proposed projection (4.1 meters) does not exceed more than half the width of the existing gap between the original dwelling and the side boundary at Carlton Road as this distance is 15.5 meters.

Recommendation

Approve with conditions