

2022/0023

Mr & Mrs Normington

Illton House, Roper Lane, Thurgoland, Barnsley, S35 7AA

Extensions and alterations to property

Site Description

The dwelling is a two-storey detached dwelling, constructed of stone, and render and located in Thurgoland. Roper Lane has a mixed street scene featuring a mix of uses which does transition to a more residential street scene to the east. The property is now solely a residential use as the last room, at ground floor level which used to serve as the village post office and a tearoom is now residential. The post office closed, and the tearoom converted as a result of application 2020/1039. There is a garage to the side which leads to a detached garage to the rear.

Planning History

B/00/1068/PR - Erection of two storey extension to house and shop (Approved)

B/02/1240/PR - Erection of front facing single storey extension to sub Post Office (Approved)

2010/0325 - Change of use from general store/post office to cafe/post office (Approve with Conditions)

2011/0933 - Erection of side first floor extension to dwelling (Approve with Conditions)

2020/1039 - Change of use from tea room (Use Class E) to living space to form part of existing residential dwelling (C3) (Approve with Conditions)

Proposed Development



The applicant is seeking approval for the erection of multiple extensions to the dwelling. The two-storey side extension will project 3.62 meters from the side (southeast) elevation of the dwelling. The extension has a width of 7.52 meters. The extension will feature a hipped roof with a ridge height of 7.45 meters and an eaves height of 4.9 meters. The materials used will be matching stone to the front and matching render to the side with matching roof tiles.

The single storey front extension will project 2.4 meters from the main front wall on the front elevation of the dwelling and has a width of 3.3 meters. The extension will feature a mono-pitched roof with a ridge height of 3.45 meters and an eaves height of 2.05 meters with the roof carrying onto the existing roof line at the level with an infill of 3.1 meters over the front door of the dwelling. The materials used will be matching stone to the front and matching render to the side with matching roof tiles.

The extension to the rear is to be built off the side of the existing garage and will project 3.78 meters from the side (northwest) elevation of the garage. The extension has a width of 7.7 meters. The extension will feature a flat roof with a total height of 3.72 meters. The materials used will be render. Adjacent to this extension will be 0.97 meter raised patio.

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

Highways Development Control (DC) were consulted and raised no objections.

Thurgoland Parish Council were consulted and raised no objections but did comment about the previous use of the dwelling (see planning history).

Representations

Neighbour notification letters were sent to surrounding properties, one comment was received in relation to an inaccuracy on the location plan which has since been amended.

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 for the front and side extensions will match the existing dwelling with matching brickwork, render and roof tiles proposed.

The side extension utilises a hipped roof and the front extension utilises a mono-pitched roof. Both roof types are acceptable and are akin to the existing dwellings hipped roof. The SPD states that *“all two-storey side extensions should therefore have a pitched roof following the form of the existing roof”*. The proposed side extension utilises a hipped roof which is set down and follows the form of the existing dwellings hipped roof with an alignment of the eaves.

The SPD states that *“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 proposed side extension is set flush with the main front wall of the dwelling however this is not detrimental to visual amenity in the case as the extension is significantly set back from the front extensions which visually dominate the front elevation of the dwelling.

The proposed side extension partially conforms to the SPD with its external materials, roof type and setback, however the proposal won't be detrimental to the character of the street scene due to the harmony with the existing dwelling. The proposed front extension also harmonises and is set back from the existing extension. The rear extension won't be visible in the street scene of Roper Lane.

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 of the original dwelling would be 4.25 meters and the proposed projection is less than this at 3.62 meters. This projection is therefore acceptable. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing and the side extension does not project beyond the front or rear elevations of the dwelling. In terms of overlooking no windows are proposed on the side elevation of the two-storey side extension.

The front extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing as it takes the form of an infill extension and does not project beyond the existing front elevation as set by the existing front extension. The windows on the front extension are carried forward from the existing elevation with an extra window addition.

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 rear extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. Overlooking will not be significantly increased as the patio doors open to the side to which there is a significant separation distance to the neighbouring dwelling. This is also considerate of the decking as although overlooking will be increased from what is existing is it not significant enough to warrant an invasion of the privacy of the amenity space of the neighbouring dwellings.

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. It is noted that the proposals include the removal of the access ramp and a short section of wall to the front of the property. These works appear to be within the applicant's ownership and therefore will not constitute works within the highway.

Recommendation

Approve with conditions