

2022/0966

Ms Karen Hudson

95 Worsbrough Road, Blacker Hill, Barnsley, S74 0RG

Frist floor side extension to dwelling

Site Description

The dwelling is a semi-detached property located in Blacker Hill. Worsbrough Road consists of other dwellings which are similar in size and type. External materials used appear to be consistent.

The dwelling has a hard-surfaced area to the front of the property which is utilised for off-street parking. There is an attached garage and driveway to the side of the property built right up to and attached to a retaining wall.

The dwelling also has a rear garden where existing decking and an existing pergola can be seen.

The area displays various topography levels with Worsbrough Road displaying an upward slope from the junction connecting Worsbrough Road with Wortley View towards the junction with Wentworth Road. This explains the need for a retaining wall as 95 Worsbrough Road is sited slightly below the slope.





Planning History

B/5/0834/HN – Residential Development (Outline) – Refuse

2006/1012 – Residential Development of five dwellings (Outline) (Resubmission) – Approve with Conditions

2009/1224 - Residential Development of 7 dwellinghouses with associated parking and landscaping – Refuse

2010/0872 - Erection of 5 no. dwelling houses and associated parking and landscaping (Resubmission) – Refuse

2015/0984 - Erection of 6 no. semi-detached dwellings with associated parking and landscaping – Approve with Conditions

2016/1147 - Variation of condition 2 of application 2015/0984 - Erection of 6 no. semi-detached dwellings with associated parking and landscaping – Approve with Conditions

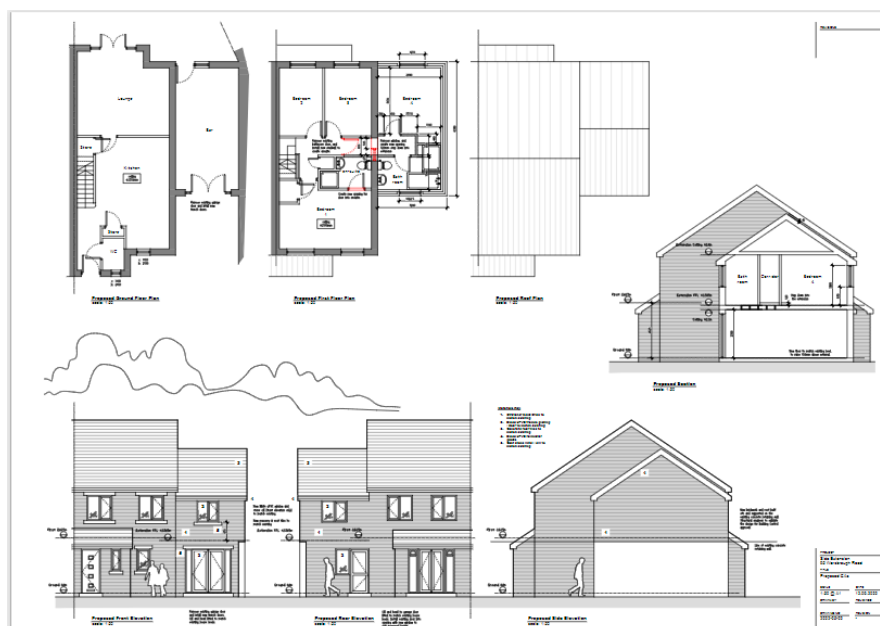
Proposed Development

The applicant is seeking approval for a first-floor side extension to the dwelling which appears to be above an existing garage.

The proposed extension would project from the side elevation of the dwelling by 3.29 metres and extend the length of the dwelling for 6.38 metres. The proposed extension would feature a gable roof which would have a ridge height of 7.05 metres and an eaves height of 4.58 metres. Both measurements are total measurements to include the existing garage.

The proposed extension is set back from the front elevation by 2.82 metres.

The proposed extension would utilise matching masonry, concrete roof tiles, and black UPVC for the doors and windows.



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 on this application.

Representations

Neighbour notification letters were sent to surrounding properties, no objections or 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

Whilst the proposed extension is of a single storey, it would be a first-floor extension above an existing garage and would therefore create the appearance of a two-storey side extension.

The SPD states that *‘All two-storey side extensions should have a pitched roof following the form of the existing roof. 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. A setback from the front elevation allows for a vertical break in the roof plane and a lowering of the ridge line.’*

The proposed extension would utilise a gable roof that would reflect the pitch and form of the existing gable roof of the original dwelling, and a set-back of 2.82 metres is proposed, therefore, the proposed development would meet the guidance outlined within the SPD.

In addition to the above, it is also recommended by the SDP that *‘where practicable, a side extension should also be set in by one metre from the side boundary with an adjacent property, to further avoid the terracing effect. This also gives the benefit of external access to the rear of the property.’* In this instance the proposed extension would not be directly adjacent to a neighbouring property and as such, a set-in from the side boundary would not be required. However, it is worth noting that the proposed development would be relatively similar in size to the existing garage and would only extend beyond the retaining wall by a minimal distance.

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 masonry, matching concrete roof tiles and black UPVC for the doors and windows.

The side extension would be visible from public viewpoints; however, the use of matching materials is thought to maintain the character of the existing street scene. Along with the utilisation of a gable roof that reflects the style and pitch of the roof of the original dwelling, the impact upon the street scene is thought to be minimal and the proposed development would appropriately reflect the street scene in a way that maintains its character. The proposed development would also benefit from being situated lower than surrounding properties with high fencing along the side boundaries providing some screening of the site.

The proposed extension would also benefit from a set-back which would ensure the original dwelling maintains prominence within the street scene and reduce the potential occurrence of any terracing affect. The proposed extension is therefore considered to comply with the SPD regarding visual amenity.

Residential Amenity

The proposed extension would not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The dwelling is sited lower than neighbouring properties due to the topography of the site. It also benefits from a retaining wall and high boundary fencing which help to screen the site. As such, no neighbouring properties are likely to experience any substantial loss of light or privacy to an unreasonable degree.

In terms of overlooking there are no windows proposed on the side elevation of the proposed extension. The proposed development would also be screened by high boundary fencing sited higher than the dwelling due to the topography of the area.

Views from the rear-facing window of the proposed extension facing towards neighbouring properties at the rear would also be obscured by existing garages and the blank gable wall of their side elevation.

The SPD states that *“A distance of 12 metres should be maintained to a blank gable wall and a distance of 10m should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary.”* The rear-facing window of the proposed extension would be 8.01 metres from the rear boundary, and therefore would not meet the guidance set out within the PSD. However, the window would provide views to the blank gable wall of existing garages belonging to neighbouring properties and as such, the privacy of neighbouring properties would be maintained.

The proposal is therefore considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There would be no impact upon the highway.

Recommendation

Approve with Conditions