

2022/0518

Mr Andrew Bailey

1 Rodes Avenue, Great Houghton, Barnsley, S72 0BA

Erection of side/rear extension

Site Description

The dwelling is a two-storey detached dwelling located in Great Houghton. Rodes Avenue has a consistent street scene featuring other detached dwelling. The dwelling is located next to grade II* St Michaels Church. The dwelling has a parking area to the front and a driveway to the side which leads to a detached outbuilding. To the rear is a single storey rear extension.

Planning History

2011/0635 - Erection of two storey side and single storey rear extension and front porch extension to dwelling (Approve with Conditions)

2013/0324 - Erection of front and rear single storey extensions to dwelling and formation of patio area (Approve with Conditions)

Proposed Development

The applicant is seeking approval for the erection of a side and rear extension. The side extension will project 2.35 meters from the side (east) elevation of the dwelling. The extension has a width of 8.25 meters. The extension will feature a pitched roof with a ridge height of 3.9 meters and an eaves height of 2.5 meters. The materials used for both extensions will be matching brickwork and roof tiles. The rear extension will project 3.25 meters from the rear elevation of the dwelling. The extension has a width of 2.9 meters. The extension will feature a mono-pitched roof with a ridge height of 3.65 meters and an eaves height of 2.55 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.

Policy HE1: The Historic Environment – States that development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

Policy HE3: Developments affecting Historic Buildings – Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

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, that are no more than 4 meters in height and built using matching materials, can be erected without 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

The LPA's Conservation Officer was consulted and raised no objections.

Historic England were consulted and raised no objections.

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

Great Houghton Parish Council were consulted and objected to the application on the grounds of a loss of a public right of way adjacent the site.

Public Rights of Way were consulted and raised no objections.

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.

Impact upon Listed Building

Despite the relatively close proximity to the grade II* St Michaels Church, the location for the proposed extension is in a part of the setting that has already undergone substantial and far-reaching change. Consequently, the sensitivity is minimal, and the proposal represents no harm being separated from and part of the modern development of Rodes Avenue. The specific location and the nature of the extension also mean it would not be particularly visible from the areas of setting that do contribute more and overall cause no significant impact to the setting of the listed building.

Impact upon Public Right of Way

There are no recorded public rights of way on or adjacent to the site. There used to be a public right of way on the western side of the property (the opposite side to the development) but this was formally stopped up in 2015. Therefore, the proposal will have no impact on any public right of way.

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 utilises both a pitched roof and a mono-pitched roof both of which are acceptable roof types and akin to the existing dwelling's pitched roof as well as the pitched roof on the detached outbuilding.

The SPD states that single storey side extensions "*should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling)*". A projection of two thirds of the original dwelling would be 4.32 meters and the proposed projection of the side part of the extension is to be 2.35 meters. Therefore, the proposed projection is in line with the SPD recommendation and therefore acceptable. Additionally, the side part of the extension is significantly setback from the front wall of the dwelling.

The proposed extension conforms to the SPD in terms of its external materials, projection, 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 partially 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

No objections were received from the neighbouring properties. The proposed side/rear extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. In terms of overlooking there are no windows proposed on the side elevations of the side/rear extension. 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 extension is to connect to the existing rear extension in the already established building line of the rear elevation and acts as an infill between the existing extension and detached outbuilding. 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