

2021/1477

Mr David Hunt

7A Rosedale Gardens, Barnsley, S70 6JD

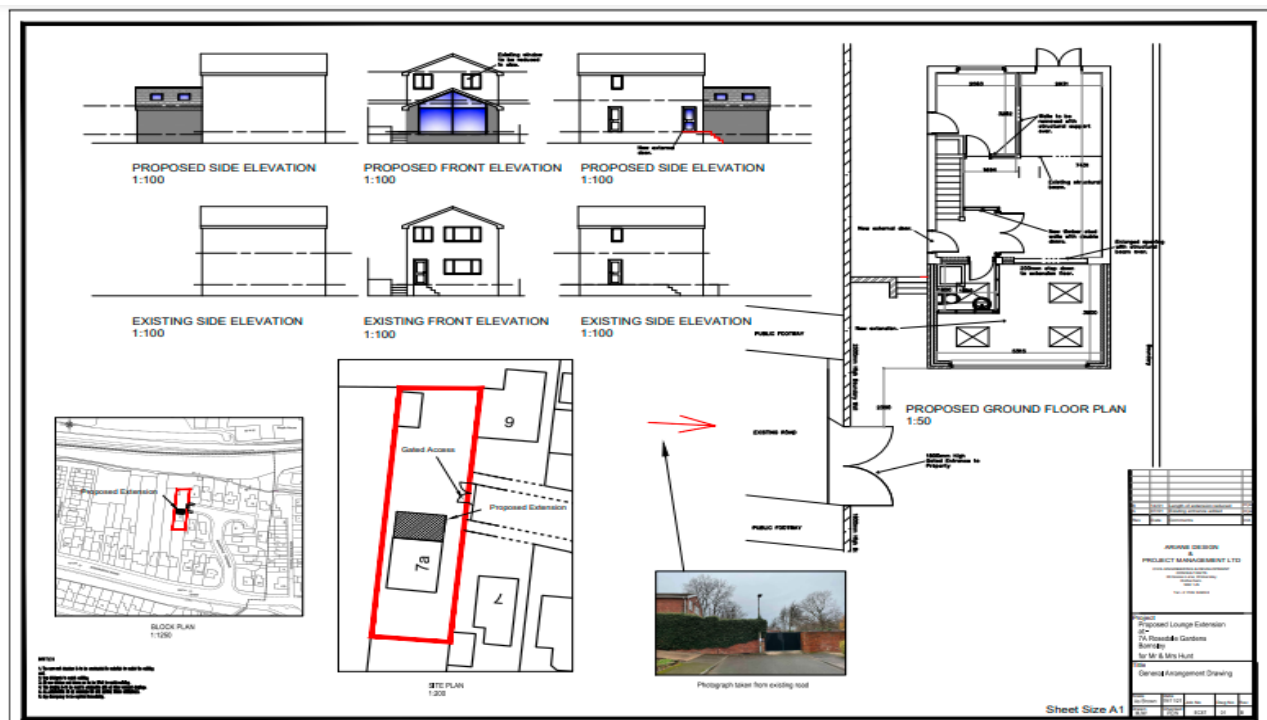
Single storey front extension

Site Description

The dwelling is a two-storey detached dwelling. The dwelling is a form of back land development accessed from Rosedale Gardens. Rosedale Gardens has a consistent street scene featuring other two-storey detached dwellings of similar design. The dwelling has a garden and driveway to the front which leads to a detached garage. The gardens whilst being set to the front is in fact the rear garden in terms of its size and function. To the side facing Rosedale Gardens is a tall boundary treatment in the form of brick wall topped with vegetation and gates in front of the driveway.

Proposed Development

The applicant is seeking approval for the erection of a single storey front extension. The extension will project 5 meters from the front elevation of the dwelling. The extension has a width of 5.9 meters. The extension will feature a pitched roof with a ridge height of 4.53 meters and an eaves height of 2.68 meters. The materials used will be matching brickwork and roof tiles.



N.B.: On 14/01/2022, the proposal was amended. The projection has been reduced to 4.2 meters.

Planning History

B/85/1041/BA – Outline for erection of one dwelling

B/86/0440/BA – Erection of one dwelling

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 for this application.

Representations

Neighbour notification letters were sent to surrounding properties and a site notice erected within the vicinity of the site, no comments were received.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation; however, the surrounding area is made up of housing. Extensions to dwellings 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 utilises a pitched roof which is akin to the existing dwellings pitched roof and is therefore an acceptable roof type. The SPD states *“the front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene”*. The main point of contention with the proposal is its impact upon the street scene.

The projection has been reduced to screen the extension behind the existing boundary wall instead of the driveway gates which are set at a lower height. The screening means only the roof pitch of the proposed extension will be present in the street scene and this is not deemed significantly detrimental to impacting the character of the street scene nor its visual amenities. It is noted that the curtilage of the dwelling is not a standard arrangement and although a front extension its projection is adjacent to the highway rather than towards it. Also maintaining the proposed roof pitch rather than reducing the height of the extension is more cohesive as the proposed height aligns the roof pitch with the existing dwelling and therefore is more balanced.

The SPD does also state that *“extensions at the front of individually-designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene”*. The proposed front extension is in keeping with the existing dwelling and does not detract from the dwelling’s character. The extension is on a detached property and projects no closer to the highway than the existing dwelling. The dwelling although of a similar design to the neighbouring properties is the least impactful upon the street scene due to being set at the end of the street.

Although the proposed extension only partially conforms to the SPD, it is noted that the layout of the plot is not consistent with the rest of the street scene and the extension will not be highly visible. Therefore, it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being screened from the street scene by the existing boundary treatment. 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 proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. This is due to the position of the extension away from the neighbouring dwellings. There will be no impact of overlooking as the windows on the front elevation will only overlook the host dwelling's driveway and front garden. An alternative of a rear extension was considered however whilst reducing the impact on the street scene, a rear extension would cause concerns over the impact upon the residential amenity of the neighbouring dwelling (7 Rosedale Gardens). 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.

Conclusion

Whilst it is acknowledged that the extension in principle is a large front extension it has to be assessed against the site context which is unique and not a traditional arrangement for a front elevation. These factors as assessed above coupled with the lack of impact in regard to residential amenity and the impact upon the street scene being present to an extent but not significantly detrimental allow for the extension to be acceptable on balance. It is noted that the difference between the amended plans and the original with a 5-meter projection would increase the impact.

Recommendation

Approve with conditions