

2022/0827

Mrs May Glover

137 Yews Lane, Kendray, Barnsley, S70 3LW

Single storey extension to rear with associated under build (disability adaptation)

Site Description

The dwelling is a semi-detached property located in Kendray. Yews Lane has a consistent street scene including dwellings of similar size, type and external materials used. The street scene consists of a mixture of semi-detached bungalows and semi-detached two-storey dwellings. Brickwork is the most prominent external material seen within the street scene with only subtle differences in type and colour used to some dwellings.

The dwelling is set within a partially uniformed building line. The dwelling is set back within the building line with neighbouring property 141 Yews Lane whilst neighbouring property 135 Yews Lane introduces an angled and staggered building line to 121 Yews Lane which follows the curve of the highway.

The dwelling is situated on a sloped site which is most prominent to the rear of the dwelling. The slope follows a North to South trajectory with the lowest point being to the South and the rear boundary of the rear garden.

To the front of the dwelling is a driveway. A shared access point provides a footpath to both 137 Yes Lane and neighbouring property 135 Yews Lane. At the end of the footpath a fork is created providing separate access to each dwelling. In the case of 137 yews Lane this leads to a ramped access for the dwelling.

Access to the rear of the dwelling is gained to side of the dwelling. This leads onto a small patio space and rear garden. The boundaries to the rear of the dwelling are primarily made of hedgerows with timber fencing lining the boundary with neighbouring property 135 Yews Lane.



Planning History

No previous planning applications.

Proposed Development

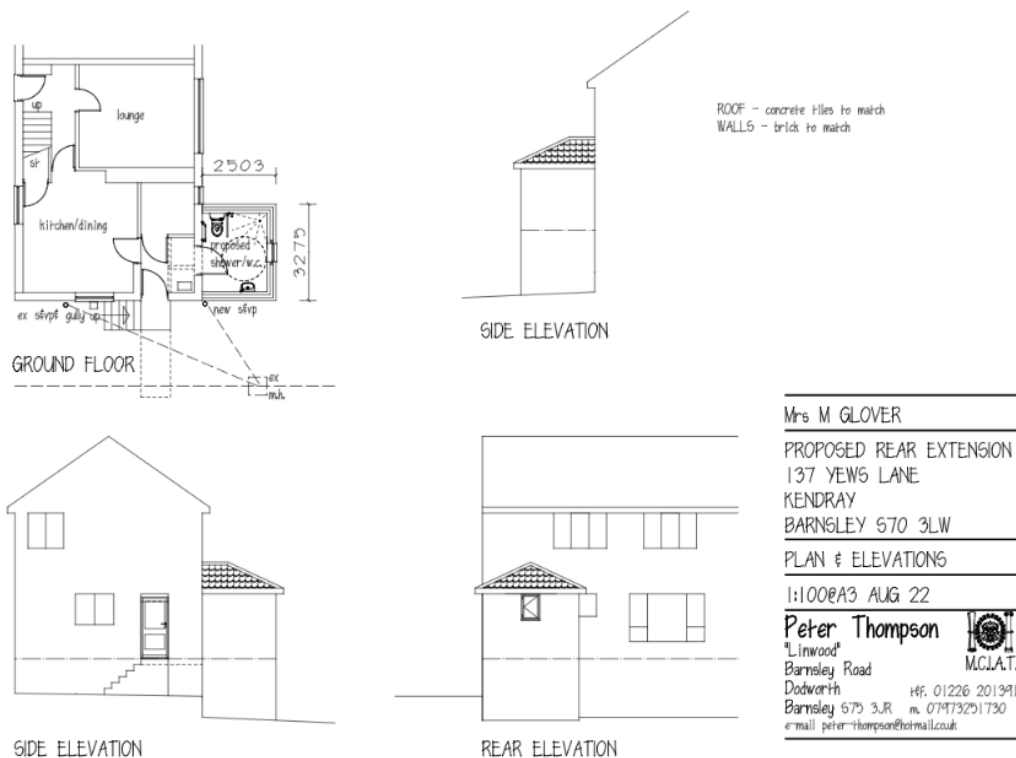
The applicant is seeking approval for a 'single storey extension to rear with associated under build'.

The proposed rear extension would project approximately 2.51 metres from the rear elevation of the dwelling and would have a width of approximately 3.28 metres.

Due to the constraints of the site an under build is proposed to ensure the rear extensions is level with the original dwelling. The proposed under build would have a depth of approximately 2.09 metres.

Due to the under build the proposed extension would have an eaves height of approximately 4.30 metres and a ridge height of approximately 5.38 metres. The proposed extension would feature a hipped roof.

The materials used throughout would be matching brickwork, tiles, and white UPVC for the 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 for this application.

Representations

Neighbour notification letters were sent to surrounding properties; one representation was received in support of the proposals.

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.

Residential Amenity

The SPD states that *‘single storey extensions to the rear of semi-detached houses should not project more than 4 metres or exceed an eaves height of 2.5 metres where the extension projects beyond 3 metres.’*

The proposed extension would be of a single storey with an associated under build. It would project from the rear elevation of the dwelling by approximately 3.51 metres and have an eaves height of approximately 4.30 metres (including under build).

As a result of the under build, the proposed extension would have the appearance of a two-storey extension and may be considered as such.

The SPD states that *“Two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook.”* Additionally, *“Two-storey rear extensions to semi-detached houses should, therefore, generally be designed with a rear projection of less than 3.5 metres.”*

The proposed extension would not comply with the SPD regarding projection; however, the difference of approximately 0.1 metres is extremely unlikely to bear any significance regarding any adverse impacts to residential amenity.

Therefore, the proposed rear extension would not have any detrimental impact by way of overshadowing or being overbearing. The proposed utilisation of a hipped roof and a modest projection would protect access to sunlight and substantially limit any potential impacts.

Existing boundary screening and a sloped site would also mitigate any impacts. The proposed extension is not thought to create any detrimental additional overshadowing to any neighbouring properties.

In terms of overlooking 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.”*

Approximately, 5.72 metres would be achieved between the rear-facing windows of the proposed rear extension and the rear boundary. The proposals would therefore not comply with the SPD.

However, in this instance the rear boundary is well screened by existing hedgerows and the sloped topography means that neighbouring properties 6 and 7 Worsley Close are sited lower. As such, there is unlikely to be any detrimental impact on neighbouring properties and privacy will be maintained to these properties with views restricted by existing boundary treatments and site constraints.

The rear facing window of the proposed extension is relatively small and is likely to obscure glazed as it would be a window to new washroom facilities. A condition will be applied to eliminate any doubt and protect privacy of both neighbouring properties and 137 Yews Lane.

Furthermore, no windows are proposed in either side elevation of the proposed extension and as such, the privacy of neighbouring properties 135 and 139 Yews Lane would be maintained.

Therefore, when considering the above, it is deemed that the proposed rear extension would not have a significant detrimental impact on any neighbouring property by way of overshadowing, being overbearing, or by way of overlooking resulting in a loss of privacy or outlook. As such, the proposed rear extension is considered to be in compliance with the guidance outlined within the SPD and would be acceptable in terms of residential amenity.

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 proposals show that matching brickwork, tiles, and white UPVC would be utilised.

A hipped roof would be utilised for the extension and whilst it differs from the pitched roof utilised by the original dwelling, it would be a sympathetic addition that would be appropriate for the development proposed.

Additionally, the extension would be to the rear of the dwelling and not visible from public viewpoints. As such, the character of the street scene would be maintained.

Therefore, when considering the above it is deemed that the proposed rear extension would be a sympathetic addition to the dwelling with minimal impact upon the character of the street scene. As such, both extensions are considered to be in compliance with the guidance outlined within the SPD and would be acceptable in terms of visual amenity.

Highway Safety

There would be no impact upon highway safety.

Recommendation

Approve with Conditions