

2022/0892

Mr Chris Deakin

4 Overdale Avenue, Worsbrough Dale, Barnsley, S70 4BB

Two storey side extension

Site Description

The dwelling is a large, semi-detached property in Worsbrough. Overdale Avenue consists of other dwellings of similar size, type, and external materials used.

The dwelling has a front and rear garden, and a shared driveway with a neighbouring property that provides access to a detached garage at the rear.

Directly behind the rear boundary of the dwelling is a commercial property used as a local shop.

To the rear of neighbouring properties are existing small extensions, conservatories, and detached garages.

Planning History

No previous planning applications.

Proposed Development

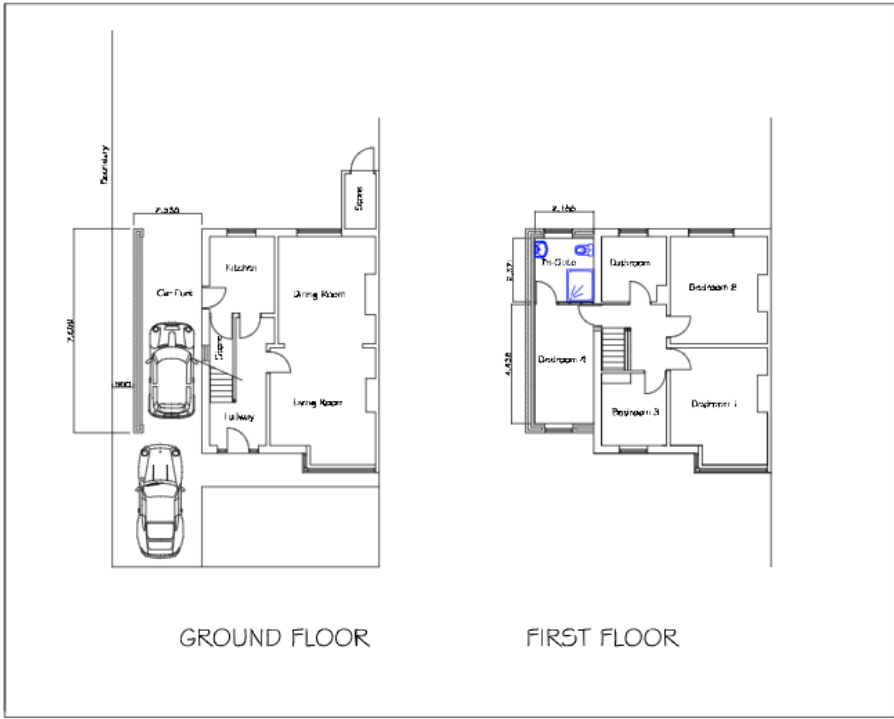
The applicant is seeking approval for the erection of a two-storey side extension.

The proposed side extension would comprise of habitable rooms and an en-suite on the first floor, whilst at ground level an open space would be created forming a new car port directly underneath.

The proposed side extension would project 2.54 metres from the side elevation of the original dwelling and would extend 7.59 metres.

There would be a set-in of 0.8 metres from the side boundary and a set-back of 0.77 metres from the front elevation.

The proposed extension would utilise matching brickwork, slate roof tiles, and dark grey UPVC for the windows.



GROUND FLOOR

FIRST FLOOR

NEC FRONT PLANNING LIMITED
 15a Church Street, Walsingham, Norfolk, NR21 1JG
 Tel: 01263 730000
 Email: info@necfrontplanning.com

As shown for all services & connections
 This drawing is a preliminary drawing and is not to be used for construction purposes. It is intended to show the general arrangement of the proposed works and is subject to change without notice. It is not to be used for any other purpose without the written consent of the author.

No.	Date	Description

Notes:
 1. All dimensions are in millimetres unless otherwise stated.
 2. All dimensions are to the face of the work unless otherwise stated.
 3. All dimensions are to be taken from the finished surface of the work unless otherwise stated.
 4. All dimensions are to be taken from the finished surface of the work unless otherwise stated.
 5. All dimensions are to be taken from the finished surface of the work unless otherwise stated.

Client:
 Mr. C. Deakin,
 4 Cherrade Avenue,
 Walsingham,
 Norfolk.

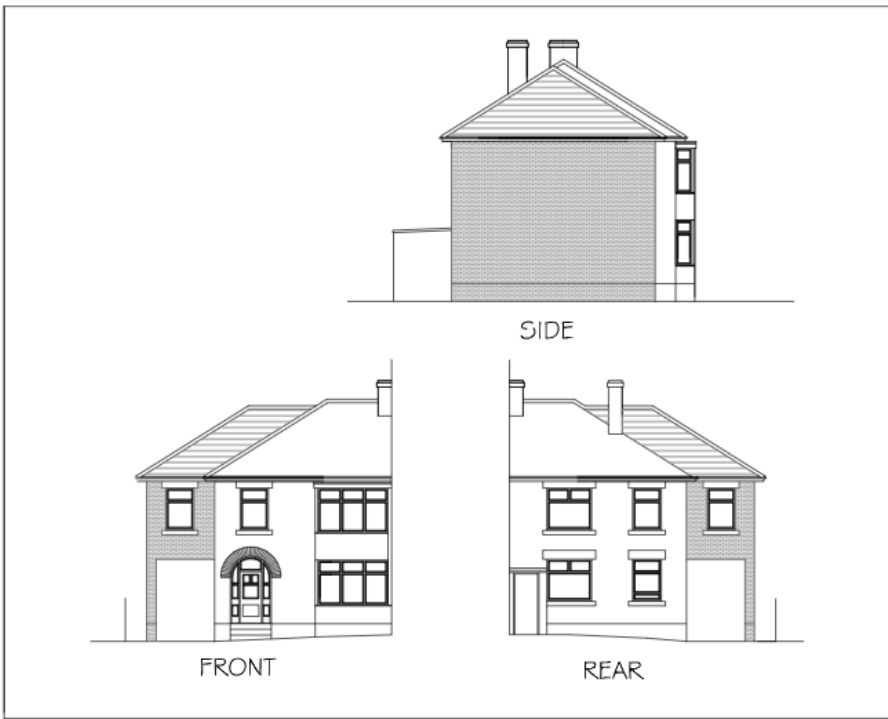
Project:
 Proposed Two Storey Side Extension

Scale:
 PROPOSED FLOOR PLANS

Date:
 August 2022

Scale:
 1:100

Drawing No. 6



SIDE

FRONT

REAR

NEC FRONT PLANNING LIMITED
 15a Church Street, Walsingham, Norfolk, NR21 1JG
 Tel: 01263 730000
 Email: info@necfrontplanning.com

As shown for all services & connections
 This drawing is a preliminary drawing and is not to be used for construction purposes. It is intended to show the general arrangement of the proposed works and is subject to change without notice. It is not to be used for any other purpose without the written consent of the author.

No.	Date	Description

Notes:
 1. All dimensions are in millimetres unless otherwise stated.
 2. All dimensions are to the face of the work unless otherwise stated.
 3. All dimensions are to be taken from the finished surface of the work unless otherwise stated.
 4. All dimensions are to be taken from the finished surface of the work unless otherwise stated.
 5. All dimensions are to be taken from the finished surface of the work unless otherwise stated.

Client:
 Mr. C. Deakin,
 4 Cherrade Avenue,
 Walsingham,
 Norfolk.

Project:
 Proposed Two Storey Side Extension

Scale:
 PROPOSED ELEVATIONS

Date:
 August 2022

Scale:
 1:100

Drawing No. 4

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.

Residential Amenity

The SPD states that *‘a side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling).’* It also states that *‘All two-storey side extensions should have a pitched roof following the form of the existing roof.’*

The proposed extension would be a two-storey side extension incorporating a hipped roof that reflects the style and pitch of the roof of the original dwelling. Matching roof materials are also proposed and therefore, the proposals would comply with SPD regarding these aspects.

The proposed extension would project 2.54 metres, whilst the original dwelling has a width of 6.61 metres. The proposed extension therefore meets the recommendation of not having an excessive sideways projection by being 1.87 metres less than two thirds the width of the original dwelling.

It is also stated 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.”*

In this instance a setback of 0.77 metres is proposed. The proposals would therefore comply with the SPD.

In addition, it is also recommended by the SPD 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 side extension would be set-in 0.8 metres from the side boundary, however, the shared driveway that this boundary line extends down would maintain a reasonable distance from neighbouring property 6 Overdale Avenue, therefore, a distance of less than one metre is not considered to contribute to any terracing effect and would be acceptable.

The proposed extension would not have a detrimental impact on neighbouring properties by way of overshadowing and being overbearing as its proportions reflect that of the existing dwelling in a balanced way.

In terms of overlooking there are no windows proposed on the side elevation of the side extension; these would instead be placed on the front and rear elevations of the proposed extensions first floor.

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.'*

A distance of 6.86 metres would be achieved between the rear-facing window on the first floor of the proposed extension and the rear boundary. Whilst this does not comply with the SPD it would be considered acceptable as the rear-facing window would be directed towards an existing commercial property. The portion of the commercial property situated behind 4 Overdale Avenue appeared to be used for storage purposes relating to its use as a shop upon a site visit.

Beyond the commercial property are other residential properties. The proposed extension would create a line of sight to neighbouring property 8 Greenwood Avenue. A distance of 17.89 metres would be achieved between the rear-facing window of the proposed extension and the habitable room windows of the neighbouring property.

The SPD states that *'windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows, to ensure reasonable privacy to you and your neighbours'* explaining further that *'Habitable rooms should be taken to include: lounge/living room, dining room, kitchen, bedroom and study'*.

As such, the proposed extension would not comply with the SPD, however, it would be considered to be acceptable as the line of sight is screened by existing trees and high fencing. Therefore, the privacy of 8 Greenwood Avenue would be maintained and there would be no loss of privacy to an unreasonable level.

The proposal is therefore considered to be in compliance with Local Plan Policy GD1: General Development and is 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 proposed materials will match the existing dwelling with matching brickwork, matching roof tiles and UPVC for the windows.

The side extension would be visible from public viewpoints; however, the use of matching materials, and the utilisation of a hipped roof would maintain the character of the existing street scene.

The proposed extension would also benefit from a set-back and set-in which would ensure the original dwelling maintains prominence within the street scene, reducing any potential for a terracing affect.

The proposed extension would incorporate a new car port and whilst there is no evidence of similar developments within the street scene, the extension as a whole is well proportioned and is a good reflection of the character and design of the original dwelling. It would be an improvement upon the existing driveway and would generally enhance the space in a well-balanced way.

The proposed extension is therefore considered to comply with the SPD regarding visual amenity.

Highway Safety

The dwelling currently utilises a large, shared driveway with a neighbouring property to provide off-street parking. The proposed extension has incorporated parking provisions into its design and overall, there would be no change in the amount of parking space available to the dwelling.

The proposed extension would therefore not be considered to create or add to highway safety problems and is considered to be acceptable and in compliance with Local Plan Policy T4.

Recommendation

Approve with Conditions