

2021/0701

Mr Adames

5 Castle View, Green Moor Road, Wortley, Sheffield, S35 7DQ

Erection of orangery extension to rear to replace existing conservatory

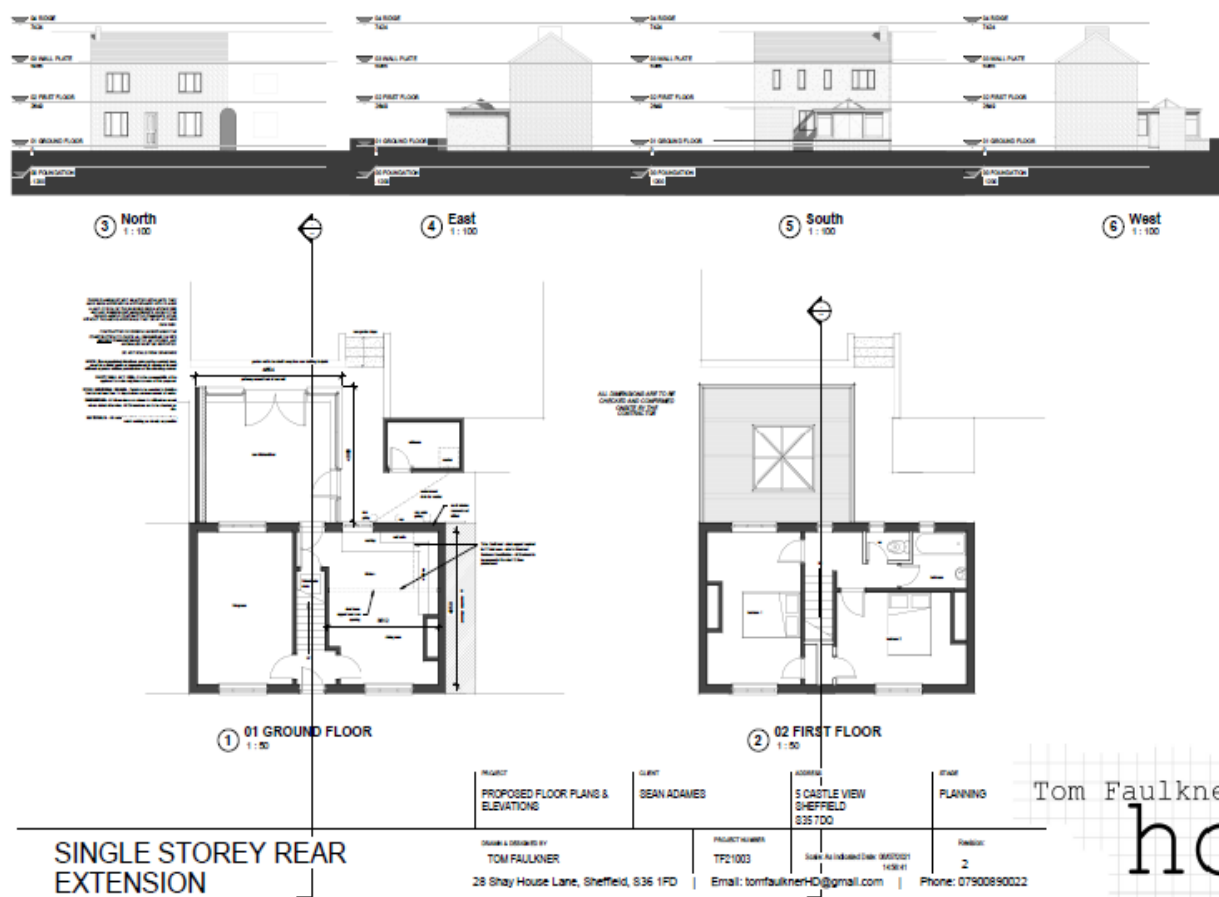
Site Description

The dwelling is a two-storey terraced dwelling located in Wortley. Green Moor Road has a consistent street scene with the dwelling being set within a run of 6 terraced dwellings which are either rendered a colour or pebbledash and feature a hipped roof. The dwelling is of pebble dash render construction. The dwelling has a parking area to the front. To the rear is an existing rear conservatory, brick outbuilding and a modest rear garden.

Proposed Development

The applicant is seeking approval for the erection of a rear orangery to replace the existing conservatory. This will project 4.1 meters from the rear elevation of the dwelling and have a width of 4.55 meters. The extension will feature a flat roof with a total height of 3.1 meters and an eaves height of 2.35 meters. The materials used will be a stone base wall and matching roof tiles.

N.B.: On 08/07/2021, the proposal was amended. The materials have now been changed from stone to matching pebble dash render.



Policy Context

Planning decisions should be made in accordance with the Local Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) does not change the statutory status of the Local Plan as the starting point for decision making.

The Local Authority (LPA) has also adopted a series of Supplementary Planning Documents (SPD) and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan Allocation – Urban Fabric

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised NPPF does not change the statutory status of the development plan as the starting point for decision making.

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for the decision-making process as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in 2000) and the Core Strategy (adopted in 2011). 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***
- ***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.

Where a Local Plan is absent or relevant policies are out-of-date, permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. This is assessed against the policies in the NPPF as a whole; or where specific policies in the NPPF indicate development should be restricted or 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 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to enhance the opportunities available for improving the character and quality of an area and its functionality.

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 extensions, 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 and are no more than 4m in height, can be erected without the need to submit 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

Hunshelf Parish Council were consulted and had 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 as such, extensions to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host dwelling and are not detrimental to the amenity afforded to neighbours.

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 terraced houses should not exceed 3.5 metres in projection and where they exceed 3m in length the eaves height should not exceed 2.5m”*. The proposed extension exceeds the recommended projection set by the SPD by 0.6 meters as the proposed projection is 4.1 meters.

However, the Government allows for extensions larger than the above parameters to be permitted development by using a prior notification (PN) for larger homes application, subject to no objections being received. The proposed extension exceeds the limits of the SPD but falls within the permitted development requirements of a PN application (although not used) as the projection is less than 6 meters, the height is less than 4 meters and no objections were received.

The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing. The extension is not of an excessive size or scale; with a modest projection adjacent to the boundary with the neighbouring dwelling (4 Castle View). Equally, it is not considered overbearing due to its restrained size and massing which aligns with the neighbouring extension which has an estimated rear projection of 4.8 meters.

The impact of overlooking is limited by the existing brick outbuilding that partially screens the side (west) elevation. Overlooking from the rear elevation will only be to the Green Belt land to the south and not to the neighbouring properties due to the restrained height of the proposal and the existing boundary treatment.

Given all these factors, the fact that the extension could technically be erected under a larger homes PN because no objections have been received, it would be difficult for the LPA to substantiate a refusal given the clear fallback position presented by the larger homes PN.

The proposal is 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 pebble dash render being used.

The extension utilises a flat roof which although it is not supported by the SPD as an acceptable roof type due to flat roofs being an inferior form of construction, it could be used under the larger homes PN and would be acceptable in that circumstance. Also, the roof is on the rear elevation and would not be highly visible from public vantage points.

The proposed extension partially conforms to the SPD in terms of its external materials and roof type but it is considered a minor development set to the rear of the property which will have little impact upon the character of the street scene due to the harmony with the existing dwelling.

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.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Approve with conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
2. The development hereby approved shall be carried out strictly in accordance with the amended plans (TF21003 Proposed Floor Plans & Elevations Rev. 2) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.
3. The external materials shall match those used in the existing building.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.