2023/0720

Mr Sam Boothroyd

443 Rotherham Road, Smithies, Barnsley, S71 1UX

Two storey rear and single storey side extension to dwellinghouse

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Site Description

The dwelling is a two-storey semi-detached dwelling located in Smithies. Rotherham Road has a mixed street scene featuring both residential and commercial uses. The dwelling has a garden to the front and a driveway to the side which leads to a detached garage and a garden to the rear.

Proposed Development



The applicant is seeking approval for the erection of a two-storey rear extension with a larger ground floor projection and a single storey side extension. The extension will project 3.5 meters at first floor level and 6 meters at ground floor level from the rear elevation of the dwelling. The extension has a width of 5.6 meters and will feature a hipped roof with a ridge height of 6.8 meters and an eaves height of 4.5 meters and a mono-pitched roof with a ridge height of 3.4 meters and an eaves height of 2.8 meters at ground floor level. The materials used will be matching brickwork and roof tiles.

The side extension will project 0.6 meters from the side (southeast) elevation of the dwelling and has a width of 2.8 meters. The extension features a mono-pitched roof with a ridge height of 3.4 meters and an eaves height of 2.5 meters. The materials will be matching brickwork and roof tiles.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 24th November 2022.The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

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 – Development will be approved if 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 D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

<u>Supplementary Planning Document: House extensions and Other Domestic Alterations</u>

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 *"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

The LPA's Forestry Officer was consulted and raised no objections subject to conditions.

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.

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 for both extensions will match the existing dwelling with matching brickwork and roof tiles being used. The side extension and single storey part of the rear extension utilise mono-pitched roofs and the two-storey part of the rear extension utilises a hipped roof. The existing dwelling features a hipped roof and therefore the proposed roofs are akin to this and therefore acceptable roof types.

The proposed side extension has a minor projection of only 0.6 meters and therefore won't be prominent in the street scene nor detrimental to the dwelling's character. The proposed extensions conform to the SPD in terms of the external materials and roof types used, therefore they will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being predominantly 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 extension won't have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The impact of overlooking is minimal as the proposed window on the side elevation of the extension is smaller than the existing windows on the side elevation of the dwelling.

The SPD states that *"two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook"* and that *"two-storey rear extensions to semi-detached houses should, therefore, generally be designed with a rear projection of less than 3.5 metres and for terraced houses 2.5 metres"*. Also, it states that *"larger extensions may be acceptable in certain circumstances".* The proposed rear projection is to be 3.5 meters at first floor level which is therefore compliant with the recommended distance for a semi-detached property and is therefore acceptable.

The impact on residential amenity resulting from the rear part of the extension is to be limited. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to its limited projection. The projection is also set in by 0.9 meters adjacent the adjoining dwelling in order to reduce the impact upon the outlook of the first-floor window on the adjoining dwelling and reduce the level of overbearance.

In terms of overlooking the only window on the proposed side elevation of the rear extension is to be obscure glazed and due to the distances to the neighbouring dwellings the windows on the proposed rear elevation are not deemed to cause significant levels of overlooking. The distance to the boundary to the rear of the dwelling is approximately 36 meters and therefore greater than the recommended 10 meters.

The SPD states that single storey rear extensions "*on semi-detached dwellings should not project more than 4m and again, the eaves height should not exceed 2.5m where the extension would project beyond 3m"*. The extension when combined with the proposed two-storey rear extension has a ground floor projection of 6 meters which is greater than the recommended 4 meters. However, the Government allows for extensions larger than the above to be permitted development by using a prior notification 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 prior notification application which has been approved (2023/0848) as the projection is no greater than 6 meters (on a semi-detached dwelling), the height is less than 4 meters in total and 3 meters to the eaves (within 2 meters to the boundary) and no objections were received. This therefore creates a fallback position where the single storey part of the proposed rear extension can be erected even though the projection is contrary to the SPD. It would therefore be difficult for the LPA to substantiate a refusal given the clear fallback position presented by the larger homes prior notification which has been approved. 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