
2021/0752

Mrs Donna Clarke

Erection of two storey side extension to dwelling

62 Derwent Road, Athersley South, Barnsley, S71 3QT

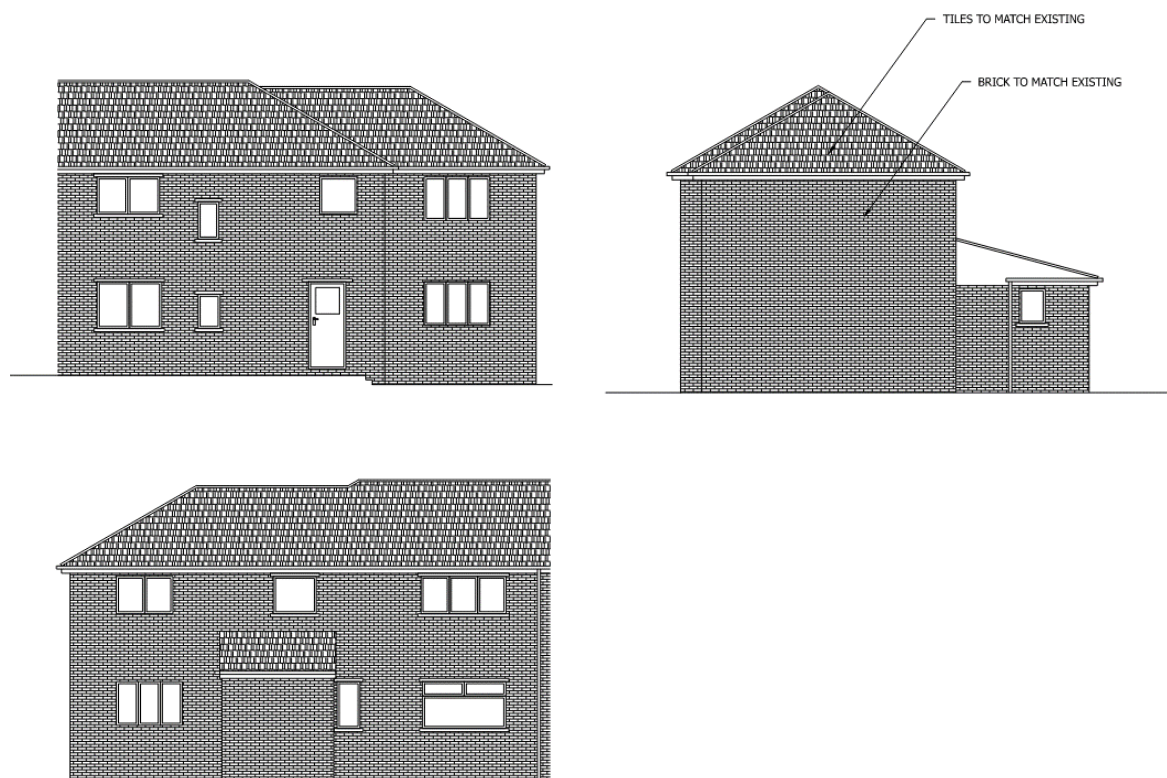
Site Description

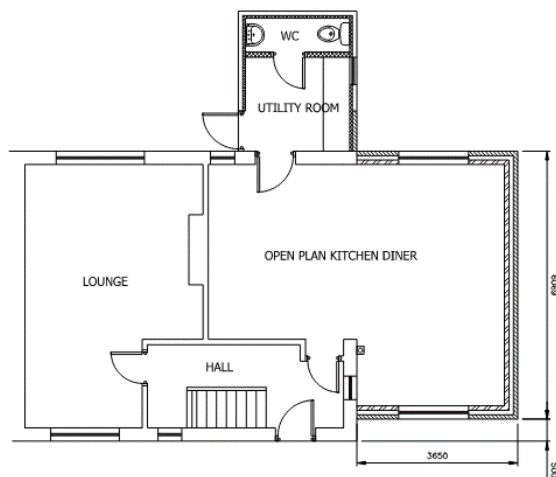
The application relates to a two-storey semi-detached dwelling located on a corner plot at Derwent Road. The property is of a red brick construction with a tiled hipped roof. Attached to the rear elevation is a single storey flat roofed extension, with a detached garage accessed from Derwent Crescent providing off-street parking.

The surrounding area is predominantly residential, with some commercial properties located to the South. The area is characterised by other semi-detached dwellings that are of a similar design and material construction.

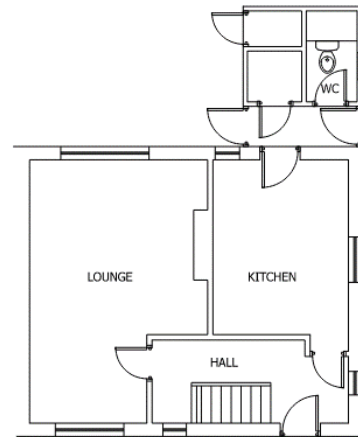
Proposed Development

The applicant is seeking permission for the erection of a two storey side extension to the dwelling. The extension will have a sideways projection of 3.65m, a rearward projection of 6.9m and will have a hipped roof with eaves and ridge of 5.1m and 7.2m respectively. Matching materials are proposed.

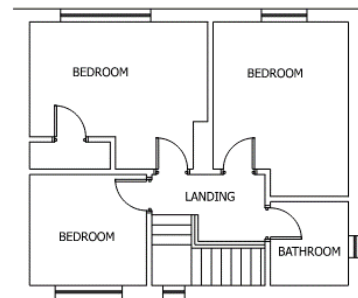
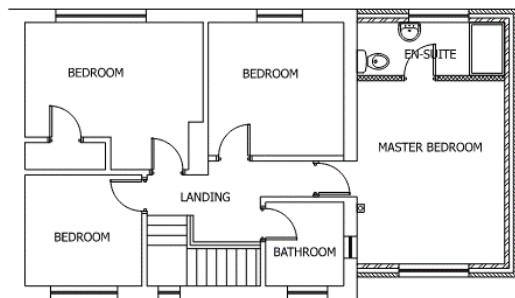




PROPOSED GROUND FLOOR PLAN
SCALE 1:100 AT A3



EXISTING GROUND FLOOR PLAN
SCALE 1:100 AT A3



Policy Context

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 new Local Plan 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 decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted 2000) and the Core Strategy (adopted 2011).

Local Plan 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.

Local Plan 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 (SPD) - House Extensions sets out 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 for should:

- I. Be of a scale and design which harmonises with the existing building
- II. Not adversely affect the amenity of neighbouring properties
- III. Maintain the character of the street scene and
- IV. Not interfere with highway safety.

SPD – House Extensions states that two storey side extensions should have a pitched roof following the form of the existing roof. To prevent a terracing effect and avoid detrimental changes to the character of the street scene, it is desirable to provide a setback of 500mm from the main front wall of the dwelling. The sideways projection should not exceed more than two thirds the width of the original dwelling.

These policies are considered to reflect policies set out in the revised NPPF, which requires development to be of high quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Representations

Neighbour notification letters were sent to surrounding properties. No comments or representations were received.

Assessment

Principle of Development

The site falls is allocated as Urban Fabric in the adopted Local Plan. As such extensions and alterations 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 property and are not detrimental to the amenity afforded to adjacent properties.

Residential Amenity

Extensions to dwellings are considered on the basis of overshadowing, loss of privacy and outlook. The nearest affect. As such, it is unlikely that it will result in a detrimental increase in levels of overshadowing.

Extensions to dwellings are considered based on overshadowing, loss of privacy and outlook. The sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling.

The proposed extension will be located on the North-West elevation of the dwelling and doesn't project beyond the front or rear elevations. The neighbouring property at 64 Derwent Road is situated at an angle to the site meaning that although there will be some impact to this dwelling, any overshadowing or overbearing would impact a driveway and garage rather than private amenity space or habitable room windows.

No windows are proposed on the side elevation of the extension and so overlooking will not be an issue.

As the extension does not project beyond the front or rear elevations, the adjoining dwelling will not be affected.

Visual Amenity

The sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling. 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 from the main front wall of the dwelling. Two storey side extensions should also have a pitched roof following the form of the existing roof as well.

The proposed extension is set-back from the front elevation by 0.5m, with a corresponding lowering of the ridge line and the amended extension has sideways projection that does not exceed 2/3 the width of the host dwelling, ensuring that the extension remains subordinate to the original dwelling. Furthermore, the host property is set at an angle to the side boundary, with a separation of 6.4m increasing to 10.4m. Taking the sideways projection of the extension into account, a minimum separation of 3m, increasing to 5m, from the side elevation of the extension and the side boundary is retained. This is an acceptable separation and prevents the extension becoming an obtrusive or dominant feature within the street scene.

The extension has been designed to harmonise with the original dwelling in terms of materials, detailing and design. It is therefore considered acceptable in terms of visual amenity and in compliance with Local Plan Policy D1 and SPD – House Extensions and Other Domestic Alterations.

Recommendation

Approve – subject to the following 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 (Project No. MDC001, Drawing No. 001, 003 and 004) and specifications as approved unless required by any other conditions in this permission.

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.

3. The external materials shall match those used in the existing dwelling

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.