

2022/1171

Mr and Mrs D Staniland

91 Church Street, Gawber, Barnsley, S75 2RL

Single storey orangery extension to the rear with flat roof and roof lanterns

Site Description

The dwelling is a detached bungalow located in Gawber, Barnsley. Church Street has a variable street scene featuring other dwellings that share similar external materials. The street scene comprises of a mixture of dwelling types including bungalows and other detached two-storey dwellinghouses, as well as a Church and Children's Nursery.

A garden and a driveway can be found to the front of the property, with the driveway providing access to an integral garage. Boundary treatments to the North of the site include stone walls and trees, which are covered by a Tree Preservation Order (TPO).

Access to the rear of the property can be gained to the side of the dwellinghouse. Here a larger garden area can be found. Boundary treatments to the South of the site are defined by a mixture of stone and brick walls along with trees and other plantations forming natural screening, particularly along the South and Southeast boundaries.

To the South of the site is land designated as greenspace, however, this appears to be a sufficient distance away from the site and outside of the curtilage of the dwelling.



block plan 1:1250

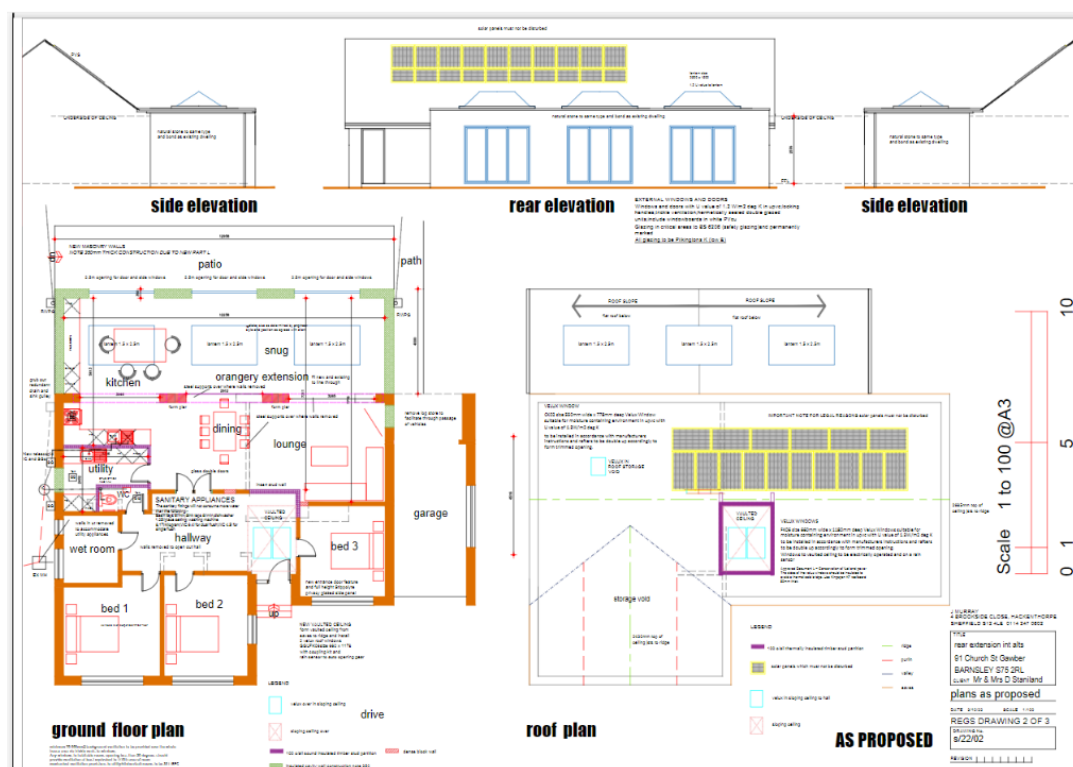
B/00/1475/DT/TF - Crown lift trees T1,T2,T3,T4,T5 and T9 within Tree Preservation Order No. 1/1992. – Historic.

The applicant is seeking approval for a single storey orangery extension to the rear of the dwelling which would incorporate a flat roof and roof lanterns. The proposals also include provisions for various internal alterations and changes to existing door and window openings. Two Velux roof lights are also proposed, one within the rear roof slope of the original dwelling and one within the front.

Pre-application advice was initially sought where it was determined that the Velux roof lights would not require planning permission, however, as the eaves height of the proposed rear extension would exceed the eaves height of the original dwelling, the proposed extension would therefore require planning permission. However, as all aspects are included within the proposals, all aspects will be considered accordingly.

The proposed rear extension would project from the rear elevation of the original dwelling by approximately 4 metres with a width of approximately 12.93 metres. The proposed extension would utilise a flat roof and include provisions for three roof lanterns. The total height of the proposed extension would be approximately 3 metres, increasing to approximately 3.66 metres when including the upwards projection of the roof lanterns.

External materials will partially match those of the original dwelling with the utilisation of natural coursed stone and roofing materials proposed to be fibreglass rather than the slates seen within the roof of the original dwelling.



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 – Policy SD1 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 – Policy GD1 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 – 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”*.

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) allows for a single storey rear extension where it would not extend beyond the rear elevation of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse or exceed 4 metres in height. If the enlarged part of the dwellinghouse is within 2 metres of the boundary of the curtilage of the dwellinghouse then the height of the eaves of the enlarged part shall not exceed 3 metres and the eaves height of the enlarged part shall not exceed the eaves height of the original dwellinghouse.

Consultations

A Forestry Officer was consulted on this application. Comments were received stating that given the locations of the trees both on and just off the site, they are content that the protected and more notable specimens would be a sufficient distance away from the proposed extension to remain unaffected by construction. However, it was added that there are other associated risks to trees as part of any development and as such full protection measures for the trees will be required. Therefore, the recommended condition will be included to remove the avoidance of doubt.

Representations

Neighbour notification letters were sent to surrounding properties; one objection was received citing concerns relating to a reduced outlook obscuring views of the nearby natural landscape to the West of the site.

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

Proposals for house extensions are considered to be acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that *“Extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected.”* In this instance, the proposals show a single storey extension to the rear of a detached dwelling that utilises a restrained roof height within a large site area that is well screened by existing boundary treatments.

The proposed extension would, therefore, be considered to not be overbearing or result in the adverse overshadowing of neighbouring properties. The privacy of neighbouring properties would also be maintained and therefore, considered not to be adversely impacted, in part due to existing boundary treatments but also that no new windows are proposed within the side elevations of the proposed extension.

Regarding overlooking resulting in a loss of privacy, 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.'* In this instance, the proposed extension would be of a single storey and maintain approximately 20.35 metres between the rear facing windows of the proposed extension and the rear boundary, therefore, meeting the guidance of the SPD.

Whilst the proposals are not considered to adversely impact neighbouring properties by way of overshadowing or overlooking, resulting in a loss of privacy, it is acknowledged that the outlook that neighbouring property 89 Church Street currently benefits from would be impacted to some extent.

However, the impacted outlook would affect windows within the side elevation of the neighbouring property and the SPD states *"The Council will seek to protect principal habitable room windows on the front and rear elevations of the adjacent property, but not secondary windows, i.e., halls, stairs, utility rooms, toilets and bathrooms including en-suites, particularly those on side elevations of adjacent dwellings."* Therefore, whilst it is acknowledged there would be some impact, this would generally be limited and in any case windows within side elevations of adjacent properties are not offered the same protections as those belonging to principal habitable rooms within the front and rear elevations. Additionally, the impacts to outlook are likely to be restrained at ground floor level, with views from the first floor of neighbouring property 89 Church Street remaining virtually unaffected. The impacts are therefore not considered to be adverse or detrimental to the neighbouring property.



Furthermore, within the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO), an extension to a detached dwellinghouse with a rearward projection of 4 metres, an eaves height of 3 metres within 2 metres of the boundary of the

curtilage of the dwellinghouse, and a maximum height of 4 metres would be considered permitted development, not requiring planning permission.

If the proposals were to introduce a reduced eaves height that did not exceed that of the original dwellinghouse, the proposals would likely be considered permitted development.

Therefore, the differences between the proposals and the provisions provided within the GDPO are considered to be minimal, with the likely impact regarding loss of outlook to neighbouring property 89 Church Street remaining at an equivalent or similar level in each scenario.

It is therefore considered that on balance the proposed extension is acceptable regarding residential amenity and in compliance with Local Plan Policy GD1.

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 instance, the proposals would utilise partially matching materials with matching naturally coursed stone proposed for much of the extension and fibreglass proposed as a roofing material.

The proposed extension would utilise a flat roof with protruding roof lanterns. However, whilst this design is not preferred, the positioning of the extension to the rear of the dwelling and the utilisation of stone would avoid any detrimental impacts to the character of the street scene whilst achieving some cohesiveness with the original dwelling.

It is therefore considered that on balance the proposed extension is acceptable regarding visual amenity and in compliance with Local Plan Policies GD1 and D1.

Highway Considerations

The proposed extension does not result in the loss of off-street parking, nor a requirement for additional provision and as such is acceptable and in compliance with Local plan Policy T4

Recommendation

Approve with Conditions