
2021/1129

Mr R Stocks

Erection of a two storey side extension and single storey rear extension

15 Shelley Drive, Monk Bretton, Barnsley, S71 2LR

Site Location & Description

The red brick semi detached dwelling is located in a purely residential area of similar styled properties. The dwelling is situated in an elevated position, but set back from the highway separated by an intervening grass verge.

The dwelling occupies an extensive plot and benefits from a driveway to the east of the property.

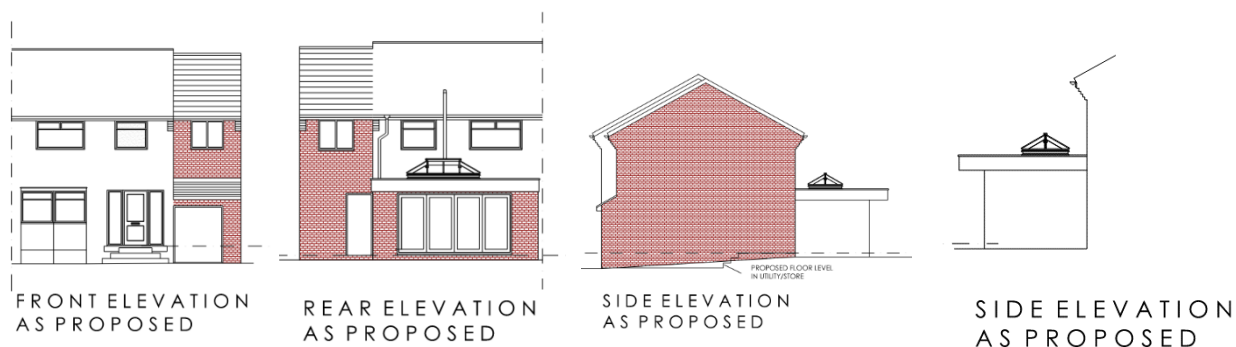


Proposed Development

The applicant seeks permission for the erection of a two storey side and single storey rear extension.

The two storey extension to project a maximum of 2.47m from the side elevation of the dwelling, extending the full depth of the property.

The single storey element is to be located on the rear elevation of the original dwelling and is not to extend along the rear elevation of the proposed side extension. The extension is to project 3=m from the rear elevation of the dwelling and have a height to the top of the vertical wall of 2.75m and is to be constructed from materials which match the original dwelling. Therefore, the proposed rear extension falls within the parameters of Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and does not require planning permission and is not under consideration as part of this application.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework (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.

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Consultations

No consultations

Representations

Neighbour notification letters were sent to surrounding properties; one letter of objection has been received in relation to overshadowing from the proposed rear extension.

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 on highway safety

Residential Amenity

The proposed two storey extension is to be located on the eastern side elevation of the dwelling, to the west of 13 Shelley Drive; whilst the extension is to be located to the west of this property it is located within the building line of the original dwelling. It is acknowledged that the extension would project closer to the side elevation of the neighbouring property, resulting in some loss of outlook from the first floor window located on the side elevation, however this window serves the landing area which is not normally afforded the same level of protection as primary habitable room windows located on the front and rear elevations.

Comments have been made in relation to overshadowing of the habitable room window and patio area of the adjoining property 17 Shelley Drive; whilst it is acknowledged that the single storey rear extension would result in some overshadowing, the proposed extension falls within the parameters of permitted development, and does not require planning permission and therefore is not under consideration as part of this application.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1

Visual Amenity

The Supplementary Planning Document for House Extensions states that 'the design of a two storey 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 2/3 the width of the original dwelling'. In this instance the proposed extension projects 2.47m from the side elevation and therefore complies with the guidance set out in the supplementary planning document.

The document also states that a two storey side extensions should have a set back from the front elevation by at least 500mm, to allow for a vertical break in the roof plane, a lowering of the ridge line and to reduce the terracing effect. The set back also lessens the unsightly bonding of old and new materials; the proposal allows for a set back of 0.6m and therefore is compliant with the policy as it does allow for a set back and the corresponding lowering of the ridge line.

The extension is to be constructed from materials which match the original dwelling and it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making.

Highway safety

The proposal does require additional off street parking provision and whilst the side extension would result in some of the off street parking space, a driveway length in excess of 13m is retained, as such the proposal is considered acceptable in terms of its impact on highway safety

Recommendation

Approve with conditions: