2022/1306

Applicant: Mr Lesley Cheetham

Two storey side extension to the rear section of the dwellinghouse and conversion of the existing garage into living accommodation

4 Meadow Road, Royston, Barnsley, S71 1AJ

Site Description

The applicant's property is a detached residential dwelling located on the corner plot of Meadow Road and Church Hill. The frontage of the dwelling faces West onto Meadow Road, with vehicular access off Meadow Road leading to a hard surfaced parking area to the Northern side of the house and rear. The dwelling has already been substantially altered/extended in the past with a two storey rear extension, connected by a single storey attached link extension to the original dwelling.

Both the dwelling and extension has been constructed from render with red brick detailing. The site is located in the Urban Fabric in what is a residential area.

Relevant Site History

B/03/01657/RO – Erection of rear sunroom/porch and attached garage (Historic)

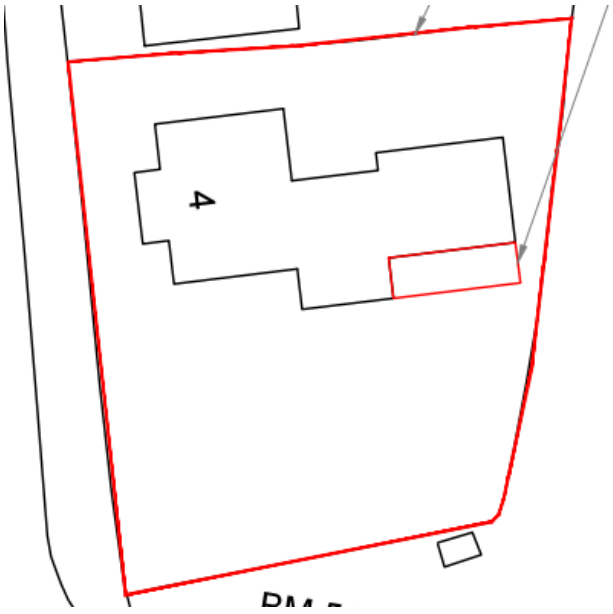
B/04/0111/RO – Erection of detached house with integral garage (Historic)

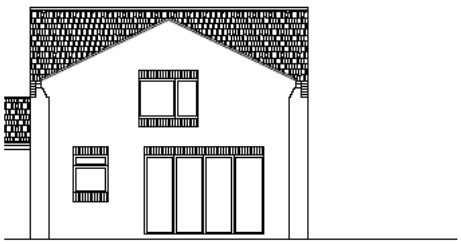
B/04/0116/RO – Erection of single-storey rear extension and attached garage and bedroom/study above (Historic)

Proposed Development

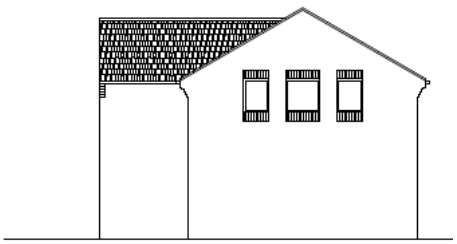
The applicant is seeking approval for the erection of a two storey side extension attached to the existing rear extension of the dwelling, and to convert the existing garage into living accommodation for the use of an attached annex. The ground floor of the garage is currently used for a garage/office and will be converted into a kitchen, lounge/diner, toilet and utility room.

The extension will project 2.35m from the existing side elevation of the extension, with a width of 6.35m – set in on either side by 0.5m, with a height of 4.25m to the eaves and 5.9m to the roof ridge. This will form additional space in the first floor of the extension to form a second bedroom and 2 en-suite rooms.

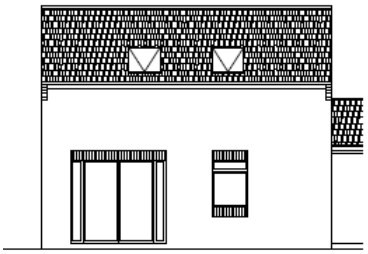




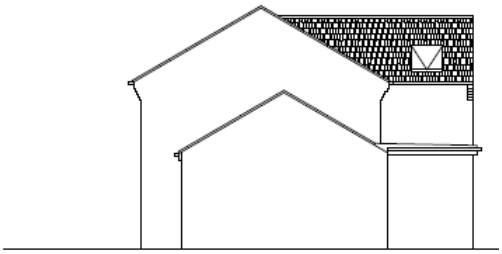
PROPOSED SIDE ELEVATION



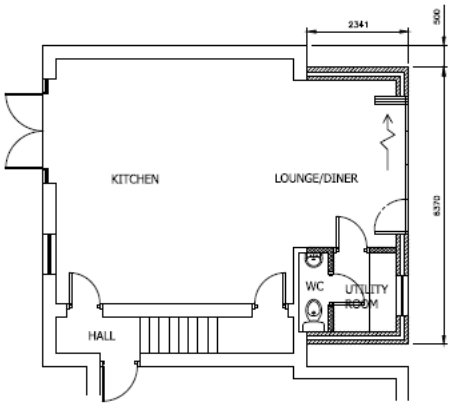
PROPOSED REAR ELEVATION
SCALE 1:100 AT A3



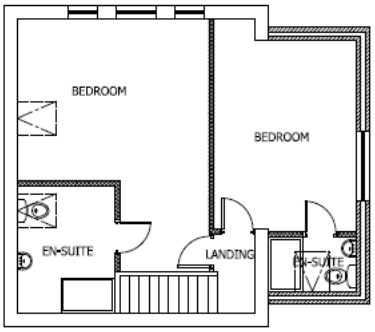
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION
SCALE 1:100 AT A3



PROPOSED GROUND FLOOR PLAN
SCALE 1:100 AT A3



PROPOSED FIRST FLOOR PLAN
SCALE 1:100 AT A3

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 development plan consists of the Core Strategy, saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The Local Plan review was approved at the full Council meeting held 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.

<u>Local Plan</u>

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 in the year 2000) and the Core Strategy (adopted in 2011).

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Relevant Local Plan policies include:

SD1 – Presumption in favour of sustainable development – When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

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.

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.

T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent 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, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraph 7 – the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 – achieving sustainable development has three overarching objectives:

a) An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
b) A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
c) An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 38 – Local planning authorities should approach decisions on proposed development in a positive and creative way.

Paragraph 111 – Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network should be severe.

Paragraph 119 – Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 126 - The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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.

Paragraph 134 – 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.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - 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:

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.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

None

Representations

Neighbour consultation letters were sent to neighbouring residents; no comments were received.

Assessment

Principle of development

The site falls within the urban fabric which has no specific land allocation, however the site and immediate surrounding area is made up principally of housing. Extensions, alterations to residential properties (and outbuildings) and the erection of new domestic outbuildings are considered acceptable in these areas where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

Visual Amenity

The dwelling is situated in a fairly large plot for a single residential property measuring 900sqm and the dwelling has already been significantly altered from its original appearance/layout, with a two storey outbuilding to the rear of the dwelling and a single storey link extension connecting the outbuilding to the main dwelling.

The extension seeks to erect a two storey extension attached to the existing rear extension/garage, with a sideways projection of 2.35m. When assessed against the SPD, the extension does not fit neatly into the categories as the dwelling has already been significantly changed and it is a side extension attached to an existing rear extension. The sideways projection does not exceed the two-thirds restriction set out in the SPD and is significantly set back from the front elevation of the dwelling (17.5m). It is therefore felt that a more general assessment against section 3 of the SPD is more relevant in this case which reads:

> *Proposals for house extensions, roof alterations, outbuildings and other domestic alterations should:*
> *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.

The extension has been reduced in size with the length being reduced by 500mm on either side, and the fenestration details on the Southern side elevation have been altered, namely to reduce the first floor windows from 2 to 1, serving the bedroom. These changes help to achieve the goals of the SPD for the extension to be of a scale and design which harmonises with the existing dwelling. The existing two storey extension is already set down from the original section of the dwelling by 0.5m and the proposed extension's roof ridge features a second set down of 0.25m.

It is appreciated that there have been accumulative changes to the original dwelling over the years which have significantly changed the overall layout and appearance. However, when assessing the extension on its own individual merits, it is not considered an excessive change to the dwelling and does not have a detrimental impact on the existing character and is considered to be acceptable in terms of its design principles. The character of the dwelling is therefore considered to be retained and the extension is sympathetically sized, with matching materials to be used, which will be conditioned.

The development also includes minor fenestration changes to the Northern side elevation of the dwelling with the garage door being replaced by a set of patio doors which are similar in appearance to the doors on the existing dwelling. This minor change is acceptable subject to the use of matching materials – which will be conditioned.

The proposed development is considered to be in line with Local Plan Policy D1 and the SPD for House Extensions and is acceptable in terms of visual amenity.

Residential Amenity

The dwelling is located in a large plot for a single domestic property, with no immediate neighbours located to the Rear (East) or the side (South). There are neighbours located to the North, at a separation distance of 7 from the Northern side of the existing garage, however the development does not include the addition of habitable room windows to the Northern elevation facing onto this property. There is a single rooflight serving bedroom 1 but this is existing and is not a cause for concern.

The proposed extension is on the Southern side of the building with no immediate neighbours which would be affected by overshadowing or loss of outlook.

The applicant has confirmed that the annex/living accommodation will be utilised for the sole use of the applicant with the main dwelling to be inherited by a family member. To ensure that this is the case, a planning condition will be placed on the decision notice which restricts the use of the annex to be sub-divided into an independent dwelling in the future. The annex is accessed by the same vehicular access the existing and will share the parking area and amenity space with the existing dwelling. The second bedroom within the extension will be utilised as a guest bedroom, primarily for family members.

The annex is not strictly in accordance with the SPD for House Extensions as it features 2 x bedrooms and greater than 3 rooms in total. However, the annex is attached to the existing building and will clearly maintain a close relationship with the host dwelling. Additionally, the existing outbuilding already contains living accommodation in the first floor and the creation of a second bedroom does not fundamentally change this existing relationship. As such, the layout of the development is considered to be acceptable given its attached to the host dwelling and maintains a close physical relationship.

The proposed development is considered to be acceptable in terms of residential amenity.

Highway Safety

The proposed extension increases the bedroom number of the dwelling whilst also converting part of the existing dwelling into an annex. The SPD states that annexes must utilise the same vehicular access of the host dwelling which is achieved in this instance, and there is a large parking area to the side/rear of the which is large enough to host more than 2 parking spaces, in line with the Council's parking SPD. There are no alterations to the driveway entrance which would impact visibility and the proposed development is in compliance with Local Plan Policy T4 and the SPD for Parking and is acceptable in terms of highway safety.

Recommendation

Approve with conditions