2023/0600

Mrs Katie Baker

11 Edderthorpe Lane, Darfield, Barnsley, S73 9BH

Two storey side extension and single storey side/rear extension

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Site Description

11 Edderthorpe Lane, is a two-storey semi-detached property located in Darfield, in an area that is principally residential, and within a Nature Improvement Area (Dearne Valley Green Heart). Beyond the immediate surrounding area of the site, Green Belt land is located to the north and east, Darfield Cemetery to the south, and housing allocation sites HS78 and HS79 to the west.

11 Edderthorpe Lane has a mixed street scene comprising varying property types, including two-storey detached, semi-detached, and terraced properties, and single storey detached bungalows. Properties are brick-built featuring hipped or pitch roofs utilising grey or red concrete/ clay roof tiles. Properties are generally fronted by garden space of varying sizes and occasionally formed driveways enclosed by or abutting low-built brick walls or hedging.

The applicant dwelling is located to the north-west of the junction of Edderthorpe Lane with Tempest Avenue. The dwelling is brick-built featuring a hipped roof utilising grey concrete roof tiles and is fronted by modest garden space extending to the side and rear. To the rear of the property is an existing single storey detached outbuilding/ garage that is brick-built featuring a hipped roof utilising red concrete roof tiles. A tarmacked area immediately to the front of the outbuilding extends south towards a rear access point off Tempest Avenue. The site is bounded by a mix of timber panelled fencing, hedging, and low brick-built walls.



Planning History

- B/74/0055/DA – Historic.

- 2006/1903 - Erection of pitched roof above existing flat roofed extension. – Approved with Conditions.

Proposed Development

The applicant is seeking approval for the erection of a two-storey and single storey side extension and a single storey rear extension.

The proposed two-storey side extension would project from the side elevation of the main dwelling by approximately 4 metres and extend the length of the property (including the existing single storey rear extension) by approximately 9.9 metres (or 10.4 metres, including the projection of the bay window). It would be set back from the front wall of the main dwelling by approximately 0.5 metres and feature a hipped roof with an approximate eaves and ridge height of 5 metres and 7.5 metres respectively.

The proposed single storey side extension would project from the side elevation of the proposed two-storey side extension by approximately 1.8 metres and extend for approximately 4.8 metres (including the projection of the proposed single storey rear extension). It would be set back from the front wall of the proposed two-storey side extension by approximately 5.2 metres and feature a mono pitched roof with an approximate eaves and ridge height of 2.6 metres and 3.3 metres respectively.

The proposed single storey rear extension would project from the rear elevations of both the proposed two-storey and single storey side extensions by approximately 2.5 metres and would adjoin an existing single storey rear extension projecting from the rear elevation of the main dwelling by the same distance. It would have a width of approximately 3.6 metres (including the sideways projection of the proposed single storey side extension), and a total width of 11.9 metres (including the width of the existing single storey rear extension). It would form a single storey wrap around extension that would enclose the main dwelling and proposed two-storey side extension along eastern and southern elevations and would feature a mono pitched roof with an approximate eaves and ridge height of 2.6 metres and 3.3 metres respectively.

All elements would use external materials, including red brickwork, plain grey roof tiles, and timber effect UPVC windows.





Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

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.

Local Plan Allocation – Urban Fabric

The site is allocated as Urban Fabric within the adopted Local Plan, which has no specific land allocation and therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

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; reflecting the principles of the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Supplementary Planning Document: Parking

This document establishes parking standards in relation to development size and type, specifically larger homes require a greater parking provision.

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.***

Consultations

Highways DC were consulted on the proposals; no objections were received subject to the inclusion of an informative and conditions regarding the new access to the front of the site.

Representations

Neighbour notification letters were sent to surrounding properties and no responses 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; therefore, 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 extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that two-storey extensions to the side of a dwelling *'should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling), and where located on a corner plot, the sideways projection should not exceed more than half the width of the gap between the side elevation of the original dwelling and the side boundary (unless the gap exceeded more than two thirds the width of the original dwelling)'.*

In this instance, the applicant dwelling shares a corner positioning with adjacent neighbouring property 13 Edderthorpe Lane but does not, itself, form a corner plot; as such, this aspect of the SPD is not applicable on this occasion.

The original dwelling has a width of approximately 6.2 metres and the proposed two-storey side extension would have an approximate sideways projection of 4 metres. It would, therefore, not have an excessive sideways projection that would exceed more than two thirds the width of the original dwelling (approximately 4.1 metres).

Moreover, the proposed two-storey and single storey side extensions would be positioned to the east of adjacent neighbouring property 2 Tempest Avenue, where, due to the movement of the sun path, impacts regarding overshadowing are generally considered to be less harmful and are expected to occur and be limited to early morning.

Regarding overlooking, loss of privacy and reduced outlook, the SPD states that *'12 metres should be maintained to a blank gable wall and 10 metres should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary, and windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows.'*

In this instance, the proposed two-storey side extension would maintain approximately 17.4 metres between the first-floor rear facing windows and the rear (western) boundary, therefore, meeting the minimum requirements of the SPD. Moreover, due to the angled positioning of the dwelling within its plot, the proposed extension would not have any habitable room windows that would directly face any other habitable room windows of neighbouring properties and would instead face the blank gable wall (side elevation) of neighbouring property 2 Tempest Avenue.

One window would be inserted into the southern side elevation of the proposed single storey extension at ground level; however, as the window would serve a utility room and be distanced from the southern boundary line opposite neighbouring properties 1 and 3 Tempest Avenue that comprises hedging, it is considered that sufficient screening would be maintained to mitigate any adverse impacts regarding overlooking and loss of privacy.

The proposed side extensions would also not be positioned in a way that would directly obstruct windows of neighbouring properties, mainly those serving habitable rooms on the front and rear

elevations; therefore, it is considered that levels of outlook would be maintained to a reasonable degree.

The proposed two-storey and single storey side extensions are, therefore, considered to be acceptable regarding residential amenity.

The SPD states that *'single storey extension to the rear of semi-detached houses should not project beyond 4 metres, and where the extension would project beyond 3 metres, the eaves height should not exceed 2.5 metres.'*

In this instance, the proposed single storey rear extension would project from the rear elevation of other proposed extensions by approximately 2.5 metres, maintaining the projection of an existing single storey rear extension. It would feature a mono pitched roof with an eaves height of approximately 2.6 metres. Though this exceeds the guidance of the SPD, the difference is negligible and would, therefore, be acceptable in this instance.

The proposed rear extension would be positioned to the east of neighbouring property 2 Tempest Avenue and approximately 14.9 metres from the shared (western) boundary line. Due to the movement of the sun path, impacts regarding overshadowing are generally considered to be less harmful and are expected to occur and be limited to early morning.

The proposed rear extension would also be positioned south of neighbouring property 13 Edderthorpe Lane, where, due to the movement of the sun path, impacts regarding overshadowing are likely to be greater; however, as an existing rear extension has been built up to shared (northern) boundary line and would be retained within the proposals, it is not considered that levels of overshadowing would significantly increase beyond existing levels of impact, especially as the existing rearwards projection, eaves, and ridge height would all be maintained.

Regarding overlooking, loss of privacy and reduced outlook, the SPD states that *'12 metres should be maintained to a blank gable wall and 10 metres should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary, and windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows.'*

In this instance, the proposed single storey rear extension would maintain approximately 14.9 metres between the rear facing windows and the rear (western) boundary, therefore, meeting the minimum requirements of the SPD. Moreover, due to the angled positioning of the dwelling within its plot, the proposed extension would not have any habitable room windows that would directly face any habitable room windows of neighbouring properties and would face the blank gable wall (side elevation) of neighbouring property 2 Tempest Avenue.

The proposed rear extension would also not be positioned in a way that would directly obstruct windows of neighbouring properties, mainly those serving habitable rooms on the front and rear elevations; therefore, it is considered that levels of outlook would be maintained to a reasonable degree.

The proposed single storey rear extension is, therefore, considered to be acceptable regarding residential amenity.

As such, the proposals, considered together, are not considered to be overbearing resulting in increased overshadowing, overlooking or reduced levels of outlook, that would significantly increase beyond existing levels of impact that are likely to be experienced and tolerated.

The proposals are, therefore, considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

The SPD states that *'to avoid a terracing effect, all side extensions should provide a setback of at least 0.5 metres from the main front wall of the dwelling and be set in by one metre from the side boundary, where practicable'.*

The SPD also states that *'where the rear elevation of the dwelling is clearly visible, a setback of 0.5 metres will also be required at the rear to ensure the extension remains subordinate and to avoid the unsightly bonding of old and new materials'* and that *''all two-storey side extensions should have a pitched roof following the form of the existing roof.'*

In this instance, the proposed two-storey side extension would be setback from the main front wall of the original dwelling by approximately 0.5 metres and would be set in from the southern boundary line by approximately 2.8 metres. The proposed single storey side extension would be setback by approximately 5.7 metres and set in by approximately 3.6 metres. There would be no setback provided from the rear elevation due to the inclusion of a single storey rear extension within the proposals. Though the rear elevation of the dwelling would be clearly visible from public realm, other setbacks provided, and a lower ridge height are considered sufficient to avoid a terracing effect and ensure that the proposals remain subordinate to the original dwelling.

The proposed two-storey extension would feature a hipped roof that would sympathetically reflect the style and pitch of the roof of the original dwelling. The proposed single storey extensions would feature mono pitch roofs. Whilst this roof type does not directly reflect the hipped roof of the original dwelling, it would be a sympathetic option that would maintain the character of the dwelling and surrounding area.

The SPD states that *'materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible'.*

In this instance, the proposals show that the external materials to be used, including red brickwork, plain grey concrete roof tiles, and timber effect UPVC would match or be of a similar appearance to the external materials used in the construction of the original dwelling.

Overall, the proposals are proportionate to the scale of the original dwelling and would adopt sympathetic features and external materials. The proposals would continue to reflect the existing layout, form and massing of the original dwelling and the existing wrap around extensions, albeit at a slightly larger scale due to the addition of the two-storey side extension. The proposals would remain subordinate to the original dwelling and would not result in a terracing affect.

The proposals, therefore, are considered sympathetic to the main dwelling and consistent with the character of the street scene and are considered acceptable and in compliance with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

<u>Highway Safety</u>

The applicant dwelling benefits from existing off-street parking to the rear of the property in the north-west corner of the site. An existing dropped kerb access off Tempest Avenue serves a tarmacked route leading to an existing detached outbuilding/ garage in this location.

The proposed side and rear extensions would impede this route slightly impacting general access for vehicles. Additionally, the proposals would result in an additional bedroom being created, taking the total number to four from an existing three. Three-bedroom properties or larger in Barnsley are required to provide a minimum of two off-street vehicular parking spaces within the curtilage of the dwelling. Whilst there is no requirement to provide additional parking provisions in this instance,

existing arrangements would be impacted, therefore, it must be clearly demonstrated that a minimum of two off-street parking spaces can be accommodated and maintained.

The proposals intend to retain the existing access and parking arrangements to the rear of the property and would also introduce an additional dropped kerb access off Tempest Avenue to serve new parking arrangements to the front. Highways offered no objection to the amended layout received 1st August 2023 subject to conditions and the widening of the existing driveway to the rear. Amended proposals were received 16th August 2023 widening the rear driveway; however, as the new access to the front would be created off an unclassified road (Tempest Avenue), planning permission is not required and as such adding conditions on for an aspect that would not require planning permision would not be appropriate so these have not been included.. Full details of the responses provided have been provided to the applicant for their consideration when implementing the new access.

Therefore, it is considered that the proposals would maintain sufficient off-street parking spaces to meet requirements and would not result in a significant increase of on-street parking. As such, the proposals are considered to maintain highway safety to a reasonable degree.

The proposals, therefore, are considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety.*

Other Issues

The proposed dropped kerb and access to the front of the dwelling would be located on Tempest Avenue and positioned between two street trees within the highway. Though not formally consulted, concerns were raised by the Tree Maintenance and Inspection Manager regarding impacts to the western tree due to the proximity of the access and an existing limited rooting environment.

Whilst these concerns are acknowledged, the proposed access would be created off an unclassified road, therefore, planning permission is not required. The above concerns are, therefore, not a material consideration in the assessment of this application but have been provided to the applicant for their consideration when implementing the new access.

Recommendation

Approve with Conditions