

2022/1075

Andrew Brown

8 Hardwick Grove, Dodworth, Barnsley, S75 3SS

Single storey extensions to both sides, one and a half storey extension to rear to include additional bedroom, changes to the external facing materials and erection of a detached garage to rear/side

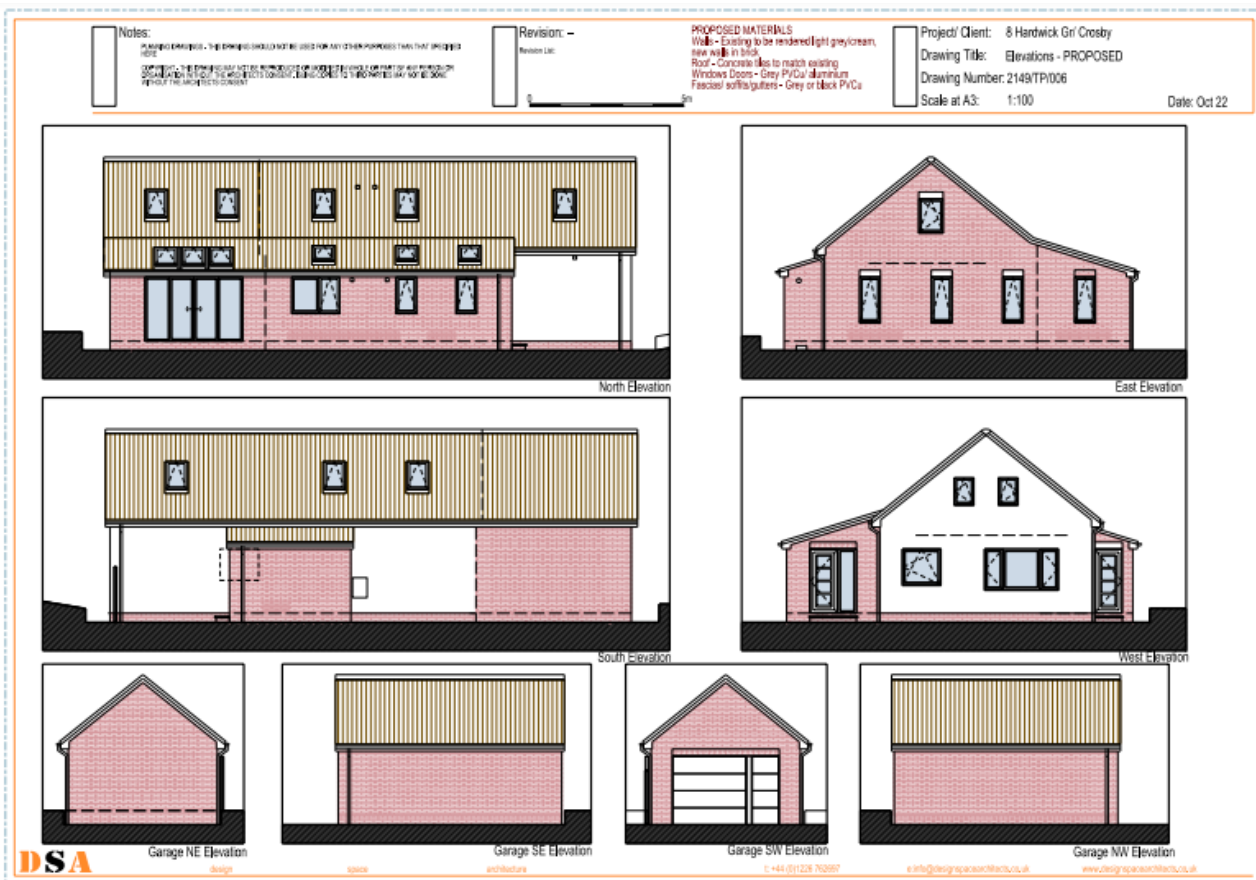
Site Description

The dwelling is a detached bungalow located in Dodworth. Hardwick Grove has a consistent residential street scene featuring other detached bungalows. The dwelling has a driveway to the front leading to a garden to the side and rear. There is an existing rear extension (to be replaced).

Planning History

2006/1942 - Raise height of roof to provide bedrooms and bathroom (Approved with Conditions)

Proposed Development



The applicant is seeking approval for the erection of a two-storey rear extension, two single storey side extensions and the erection of a detached garage. The rear extension will project 5 meters from the rear elevation of the dwelling. The extension has a width of 6.85 meters. The extension will feature a pitched roof with a ridge height of 6.3 meters and an eaves height of 3.1 meters.

One side extension will project 3 meters from the side (northwest) elevation of the dwelling. The extension has a width of 12.95 meters. The extension will feature a mono-pitched roof with a ridge height of 3.7 meters and an eaves height of 2.4 meters.

The other side extension will project 1.3 meters from the side (southeast) elevation of the dwelling. The extension has a width of 3.9 meters. The extension will feature a mono-pitched roof with a ridge height of 3.15 meters and an eaves height of 2.4 meters. The materials used for both extensions will be matching brickwork and roof tiles. The front elevation will be rendered in light grey/cream with some additional rendering on existing side elevations, to match existing street scene.

The garage will be located to the northwest of the site. The garage has a length of 7.2 meters and a width of 4.8 meters. The garage will feature a pitched roof with a ridge height of 4.9 meters and an eaves height of 2.5 meters. The materials used will be matching brickwork and roof tiles.

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

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application. In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable 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.

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.

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: 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”*.

Consultations

No consultees were consulted for this application.

Representations

Neighbour notification letters were sent to surrounding properties, no comments 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. 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.

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 case, the proposed materials for both extensions as well as the detached garage will feature matching brickwork and roof tiles to the existing dwelling. The rear extension utilises a pitched roof and the side extensions utilise mono-pitched roofs both of which are akin to the existing dwelling's pitched roof and are therefore acceptable. Both side extensions also feature setbacks from the main front wall of the dwelling.

Render is proposed on the front elevation and the front elevation is most important for its contribution towards the character of the street scene. At present the front elevation is solely brickwork and this is proposed to be changed to light grey/cream render. This change is acceptable as render of this colour is featured heavily on front elevations within the street scene with the host dwelling currently being an alien feature by lacking any additional detailing with the brickwork.

The SPD states that *“detached garages should relate sympathetically to the main dwelling in style, proportions and external finishes. In most cases, it will not be appropriate for a garage to be sited between the house and the road”*. In this case the garage is set to the side of the dwelling and is acceptable in terms of its design with a pitched roof and modest proposed height.

The proposed extension and garage conform to the SPD in terms of the external materials and roof types used, therefore they will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being set to the side and rear of the property. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

No objections were received from the neighbouring properties. The SPD states that *“two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook”* and that *“extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected”*. The impact on residential amenity resulting from the rear part of the extension is to be fairly limited. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to its projection in line with existing massing of the bungalow.

The rear elevation faces partially onto the rear elevation of the neighbouring dwelling (6 Wentworth Way) and the first-floor window on the rear elevation has been omitted. Approximately 13.5 meters is maintained to the neighbouring dwelling to the rear. The SPD states *“a distance of 12 metres should be maintained to a blank gable wall”*, although windows will be present at ground floor level these are screened by the existing boundary treatment and not deemed harmful to overlooking.

The SPD states that single storey side extensions *“should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling)”*. A projection of two thirds of the original dwelling would be 4.56 meters and the proposed projection of the side (northwest) extension is 3 meters and the proposed projection of the side (southeast) extension is 1.3 meters therefore, the proposed projections of both side extensions are acceptable. Both proposed side extensions will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. In terms of overlooking the rooflights proposed on the side extensions will not significantly increase levels of overlooking and the windows on the side elevation will predominantly look onto the proposed garage and driveway.

With regards to private amenity space, it is noted that the proposed extensions to the dwelling could lead to overdevelopment of the plot, however, over 50% of private amenity space will remain. To address potential future development, permitted development rights in relation to the erection of any future extensions and outbuildings will be removed. The existing private amenity space to the side and rear is predominantly a garden and driveway and utilised as such. Therefore, the inclusion of a garage in this space will not cause any significant loss of amenity space to the property in relation to it being a feasible space to use and the space has housed a garage previously.

The SPD states that *“detached garages should be single storey structures and the eaves height should not normally exceed 2.5 meters from ground level”*. The proposed garage has an eaves height of 2.5 meters which is therefore acceptable. The garage is not set beyond the footprint of the neighbouring dwelling (7 Hardwick Grove) and is set against its garage. The use of the garage will

be conditioned for domestic use only. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Approve with conditions