

2021/0618

David Shepherd

Erection of single storey extension to side with associated underbuild

12 Newlyn Drive, Monk Bretton, Barnsley, S71 2AJ

Site Description

The application relates to a two-storey a semi-detached dwelling located on a corner plot at the junction of Newlyn Drive and Newbridge Grove. The property is of a red brick construction with a tiled gable pitched roof. To the side elevation is an existing single and two storey extension with a modestly sized garden and detached garage to the rear.

The surrounding area is solely residential, characterised by a mixture of other semi-detached properties and detached bungalows



Planning History

B/04/0048/BA – Erection of side two storey and single storey extension to dwelling.

Proposed Development

The applicant is seeking permission for the erection of a single storey side extension to the dwelling, replacing part of the existing lean-to structure.

The extension will have a sideways projection of 2.5m and a rearward projection of 2m. The extension will have a gable pitched roof, with eaves and ridge of 3m and 4.3m respectively. Matching materials are proposed.

Policy Context

Local Plan Allocation – Urban Fabric

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised 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. 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 2000) and the Core Strategy (adopted 2011).

Local Plan 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.

Local Plan 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 (SPD) - 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:

- I. Be of a scale and design which harmonises with the existing building
- II. Not adversely affect the amenity of neighbouring properties
- III. Maintain the character of the street scene and
- IV. Not interfere with highway safety.

SPD – House Extensions states that the design of a single 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 two thirds the width of the original dwelling).

These policies are considered to reflect policies set out in the revised NPPF, which requires development to be of high quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Representations

None

Assessment

Principle of Development

The site is designated as Urban Fabric in the adopted Local Plan. As such extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

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

Extensions to dwellings are considered on the basis of overshadowing, loss of privacy and outlook. The site is located on the South-East elevation of the dwelling, not located close to

any other properties. Therefore, there will be no increase in overshadowing or overbearing that will affect nearby properties.

As such, the proposal is considered acceptable.

Visual Amenity

The dwelling is set at a higher level to the highway and in a prominent position on a corner plot. The roof join with the existing extension is a not ideal however, it has been designed to not affect a habitable room window on the side elevation.

Given that the extension is modestly sized and is single storey, plus the roof pitch matching that of the existing dwelling, this is unlikely to significantly detract from the visual character of the main property or adversely affect the wider street scene. The extension has been designed to harmonise with the original dwelling in terms of materials, detailing and design. It is therefore considered acceptable in terms of visual amenity and in compliance with Local Plan Policy D1 and SPD – House Extensions.

Recommendation

Approve – subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
2. The development hereby approved shall be carried out strictly in accordance with the approved plans (Plans & Elevations received 12/05/21) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
3. The external materials shall match those used in the existing building.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.