

2021/0995

Mr Ian Marsden

8 The Muirfields, Darton, Barnsley, S75 5JD

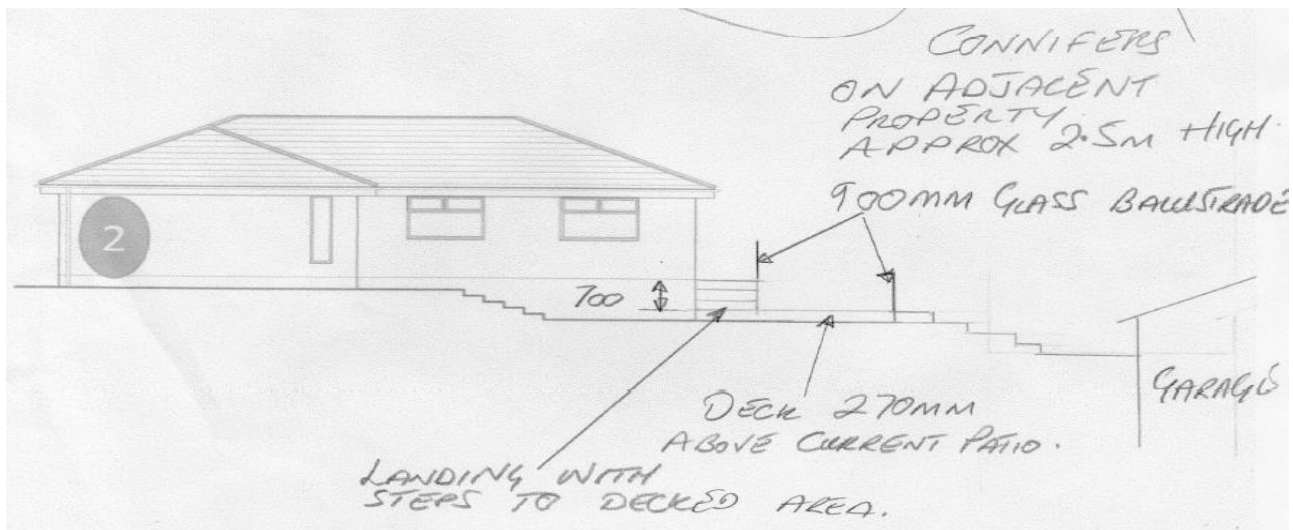
New steps, access platform and decked patio area

Site Description

The dwelling is a single storey detached dwelling located in Darton. The Muirfields has a fairly mixed street scene with different dwelling types and materials featured, but the area is solely residential. The dwelling has a tiered garden to the side which starts with a raised paved area to the side (south west) and the rear which steps down to the garden area also to the side of the property. There is also a shared detached garage after the garden area and a small, detached outbuilding to the rear.

Proposed Development

The applicant is seeking approval for the erection of new steps, an access platform and patio area. The access platform will project 1.2 meters from the side (south west) elevation of the dwelling. The access platform has a width of 4 meters. The access platform has a total height of 0.97 meters. The materials used will be composite decking, grey cladding and glass balustrades which will be 0.9 meters in height from the top of proposed platform taking the total height to 1.87 meters. Additional decking above the existing paved area is proposed to be 0.27 meters in height.



Policy Context

Planning decisions should be made in accordance with the Local Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) does not change the statutory status of the Local Plan as the starting point for decision making. The Local Authority (LPA) has also adopted a series of Supplementary Planning Documents (SPD) and Supplementary Planning Guidance Notes, which are other material considerations.

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 Barnsley Local Plan (BLP) 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 the decision-making process as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in 2000) and the Core Strategy (adopted in 2011). 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.

Where a Local Plan is absent 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. This is assessed against the policies in the NPPF as a whole; or where specific policies in the NPPF indicate development should be restricted or 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 and alterations 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.

The proposed decking on top of the existing paved area can be erected using permitted development rights as the proposed decking is 0.27 meters in height and thus under 0.3 meters.

Visual Amenity

The SPD states *“decking and raised platforms should not have a significantly detrimental impact on visual amenity and for this reason decking will not be allowed where it is prominently located and can be easily viewed from public vantage points”*. The access platform is fairly restrained in its projection (1.2 meters) and height (0.97 meters) and the use of materials is appropriate. It is not considered to be an incongruous feature or to detrimentally affect the character of the existing dwelling and surrounding street scene. The property is located away from The Muirfields (the highway) and accessed via the shared driveway to the south west of the dwelling. The decking won't be highly visible from The Muirfields because of the distance of approximately 31 meters between the proposed platform and the highway.

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

The SPD states, *“decking and raised platforms are commonly used where the rear garden is below the floor area of the dwelling in order to allow improved access to the rear garden and to provide a convenient outdoor amenity area on the same level as the dwelling”*. The access platform is proposed to have a separation distance of 12 meters (approximately) from the boundary with the neighbouring dwelling (6 The Muirfields); however, there is strong boundary treatment to the south west of the access platform with a shared garage.

This boundary treatment upholds sufficient privacy to the neighbouring property immediately to the south west of the proposed access platform as the view from the platform looks onto the side elevation of 6 The Muirfields and not its rear garden. This view is also existing from the existing paved area above the garden of the host property and therefore the raised platform does not create a new viewpoint. To the east is two neighbouring dwellings (1 & 3 Sunningdale Avenue), the view to these properties is screened by the existing fence and outbuilding but due to the change in land levels a small amount of overlooking will occur however this will not have a detrimental impact.

The main impact of raised platforms/decking on residential amenity is overlooking of neighbouring properties. The SPD states, "*decking and raised platforms will only be allowed where the privacy of neighbouring residents is not detrimentally affected by significantly increased overlooking*". It is considered that the access platform will not result in any significant increase in overlooking to the neighbouring property. This is because of the modest height and projection and the sloping nature of the site which naturally causes some overlooking. The decking is a sufficient distance away from neighbouring properties to result in a minimal impact upon overshadowing and is not considered to have an overbearing impact upon neighbouring dwellings.

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

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 plans (Existing and Proposed Plans and Elevations received 19/08/2021) 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.