2022/0772

Ms Kirsty Hickling

17 Tempest Avenue, Darfield, Barnsley, S73 9BJ

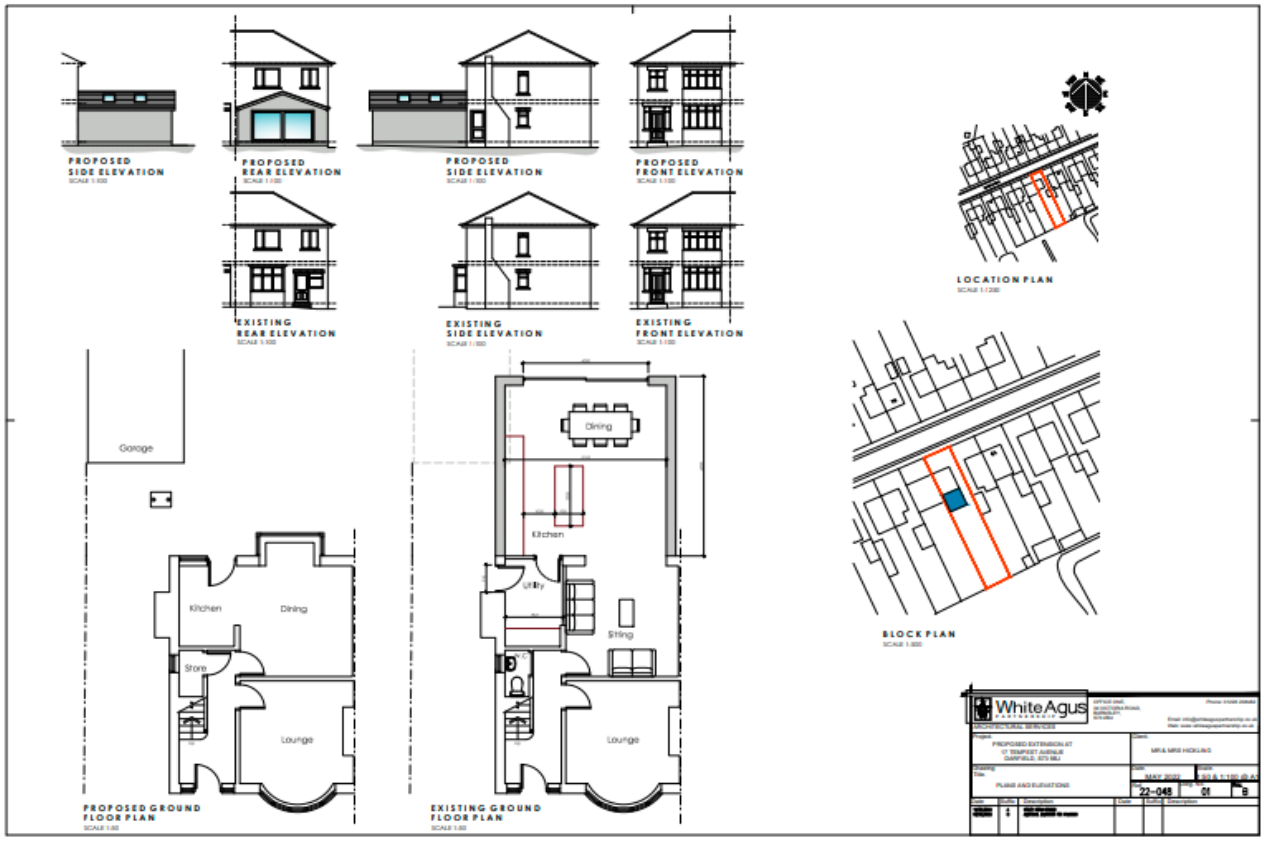
Single storey rear extension

Site Description

The dwelling is a two-storey semi-detached dwelling located in Darfield. Tempest Avenue has a consistent residential street scene featuring other dwellings of similar type and materials. The dwelling has a garden to the front and a driveway to the side which leads to a detached garage to the rear. There is also a long garden to the rear with a treeline beyond.

Proposed Development

The applicant is seeking approval for the erection of a single storey rear extension. The extension will project 6 meters from the rear elevation of the dwelling. The extension has a width of 5.75 meters. The extension will feature a pitched roof with a ridge height of 3.62 meters and an eaves height of 2.35 meters. The materials used will be off-white render and matching 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

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. 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"*.

Provisions under the 'Town and Country Planning (General Permitted Development) (England) Order 2015'

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) states that a single-storey extension, extending beyond the rear of the original house by no more than 4 metres (if a detached house) or 3 meters in any other case, that are no more than 4 meters in height and built using matching materials, can be erected without a planning application.

This is an important consideration with this application as it represents a potential fallback position, whereby a single storey rear extension can be erected without planning permission, because the Government considers the impact of such development to be modest.

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 will not match the existing dwelling as off-white render to the walls is proposed, although the roof materials will match the existing property. This is acceptable in this circumstance as the render will not be visible in the street scene of Tempest Avenue nor will it be highly visible from public vantage points due to surrounding buildings and trees.The extension utilises a pitched roof which is in keeping with the existing dwelling's hipped roof and therefore acceptable.

The proposed extension partially conforms to the SPD in terms of its external materials and roof type, however it will have little impact upon the character of the street scene due to being set to the rear of the property which limits its impact upon visual amenity. 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 that "*on semi-detached dwellings an extension should not project more than 4m and again, the eaves height should not exceed 2.5m where the extension would project beyond 3m"*. The proposed extension exceeds the projection limit set by the SPD by 2 meters. To continue, the

Government allows for extensions larger than the above parameters to be permitted development by using a prior notification for larger homes application, subject to no objections being received.

The proposed extension exceeds the limits of the SPD but falls within the permitted development requirements of a prior notification application (although not used) as the projection is no more than 6 meters (on a semi-detached dwelling), the height is less than 4 meters and 3 meters to the eaves (within 2 meters to the boundary) and no objections were received. The materials proposed are not matching to the existing dwelling which is also a requirement (hence why a planning application has been submitted) however as discussed above the impact of such is minimal. It is considered that the extension is acceptable, and use of render is not sufficient to warrant a refusal of the application given that no objections have been raised to the scheme and should matching materials be proposed it would not require planning permission.

The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The potential for overlooking is limited. There are no windows located on the side elevation facing the adjoining dwelling due to the adjoining dwelling only rooflights are featured which are not deemed to cause significant overlooking.

Given the above, the fact that the extension could technically be erected under a larger homes prior notification application with a change in materials because no objections have been received, it would be difficult for the LPA to substantiate a refusal given the clear fallback position presented by the larger homes prior notification. 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