2021/0656

Miss L Sanders

Erection of single storey extensions to the front, side and rear of dwelling

48 Ollerton Road, Athersley North, Barnsley, S71 3DS

Site Description

The application relates to a two-storey semi-detached dwelling located on the Southern side of Ollerton Road in Athersley. The property is of a red brick construction with a tiled gable pitched roof. To the front is a front garden and hard surfacing to provide off-street parking, with a moderately sized garden to the rear.

The surrounding area is solely residential, characterised by other semi-detached dwellings that are of a similar design but with some variance in the materials palette as a few properties utilise render. Some nearby dwellings have single storey front extensions and canopies.

Proposed Development

The applicant is seeking permission for the erection of a single storey side and rear extension and a single storey porch and canopy to the front of the property.

The rear extension will have a sideway projection of 1.7m and a rearward projection of 8m, extending 3.5m beyond the rear elevation. It will wrap around the rear elevation, projecting 9m along it. The extension will have a lean-to roof, with eaves and ridge of 2.23m and 3.5m respectively.

The front porch will have a forward projection of 1.8m and project along the front elevation by 3.8m and will have a gable pitched roof, with eaves and ridge of 2.2m and 3.3m respectively. The canopy will project a further 3.3m along the front elevation, with a maximum height of 2.9m.

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 and other Domestic Alterations 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).

SPD – House Extensions and other Domestic Alterations states that to combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled. Extensions to the rear of semi-detached dwellings should not exceed 4m and the eaves should not exceed 2.5m where the rearward projection is more than 3m.

SPD - House Extensions and other Domestic Alterations also states that extensions to the front elevation need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene. Modest single storey front extensions which are in keeping with the style of the existing house may be allowed.

These policies are considered to reflect polices 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

<u>Principle of Development</u>

The site is allocated as Urban Fabric in the adopted Local Plan. As such extensions and alterations to a domestic property are acceptable in principle providing, 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.

<u>Residential Amenity</u>

Extensions to dwellings are considered on the basis of overshadowing, loss of privacy and outlook. The extension is not of an excessive size or scale; with a relatively modest projection adjacent to the boundary with the neighbouring dwelling and eaves and ridge which are within SPD guidance. As such, it is highly unlikely to have a significantly detrimental effect in terms of overshadowing onto neighbouring property and so is considered acceptable.

The front extension is modestly sized and not located close to any residential properties, therefore its impact on amenity is not considered to be significant.

Visual Amenity

Although the extensions will be visible from public vantage points, they harmonise with the host property in terms of design and material construction. The side extension is set back from the front elevation by 2m and set in from the side boundary by 0.9m. Furthermore, the dwelling is set well back from the highway and so their impact on the street scene will be limited. Several other properties have porches and/or canopies, with some having larger single storey front extensions.

As such, the visual character of the host property and street scene will be maintained to a reasonable degree, and the proposal complies with both Local Plan Policy D1 and SPD – House Extensions and other Domestic Alterations

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 plans (Project No.: MLS001, Drawing No. 001, 003 and 004) 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 use 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.