2022/0456

Jagger

Removal of existing conservatory and erection of single storey rear extension.

48 Parkland View, Lundwood, Barnsley, S71 5LL

Site Location & Description

Parkland View is a modern residential estate located off Pontefract Road (A628), one of the main arterial routes linking the town centre to the north-east of the borough. The area is predominantly two-storey residential properties with a mix of housing designs.

The application relates to a two-storey, detached brick-built, dwelling located on the western side of Parkland View. The dwelling is set back from the highway with a small front garden and parking area to the front; the property currently benefits from a single storey conservatory extension to the rear elevation. A small woodland area is located beyond the rear boundary.





Proposed Development

The applicant seeks permission for the erection of a single-storey rear extension. The extension is to project 3m from the rear elevation extending the full width of the property with a height of 3.1m; it is to replace an existing conservatory with a larger projection, yet a narrower width.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

Local Plan

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Consultations

None

Representations

Neighbour notification letters were sent to surrounding properties; no representations been 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 on highway safety.

Residential Amenity

Supplementary Planning Document – House Extensions and other Domestic Alterations states that single storey extensions to the rear of semi-detached dwellings should not project more than 4m and that the eaves height should not exceed 2.5m where the extension would project beyond 3m; no guidance is provided in relation to detached properties other than extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected.
Single storey rear extensions can be erected under permitted development, as set out in the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended), as long as certain criteria is met. This includes, amongst others that the projection should not exceed 4m; the height to the eaves, if located within 2m of a boundary, should not exceed 3m; and that the height of the eaves of the proposed extension should not exceed the height of the eaves of the existing dwelling.

The proposed extension is to be located on the north western elevation of the dwelling and would be located to the north of the neighbouring dwelling, which would not increase levels of overshadowing to an unreasonable level. In addition, the proposal is to also replace the existing conservatory which has a larger projection than that proposed; and should the eaves of the extension be reduced, the extension would fall within the parameters of permitted development.

The proposed extension does not include windows along the side elevations facing the adjoining properties, which reduces overlooking and those located in the north-western rear elevation, whilst projecting closer to the rear boundary, face the wooded area beyond.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook of neighbouring properties to a detrimental level and is in compliance with Local Plan Policy GD1.

Visual Amenity

The proposed development is to be located on the rear elevation and would not be highly visible from public vantage points; it is acknowledged that the extension is designed with a flat roof and with an eaves level higher than the existing single storey element, however it is to be constructed from matching materials and it would be located on the rear elevation it is not considered to form a dominant feature within the street scene and as such the proposed extension is considered acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Highway Safety

The proposal does not result in the requirement for additional parking provision, nor does it see the loss of existing parking provision and as such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions