

2024/0051

Mr and Mrs J Shaw

134 Church Hill, Royston, Barnsley, S71 4AQ

Erection of a two storey side extension incorporating an annexe to enable multi-generational living (Resubmission)

Site Description

The dwelling is a two-storey detached dwelling located in Royston. Church Hill has a consistent street scene predominantly featuring two-storey semi-detached dwellings. The dwelling has a large curtilage with parking areas to both sides of the dwelling. The dwelling has a two-storey side extension, a single storey side extension and detached outbuildings to the rear.

Planning History

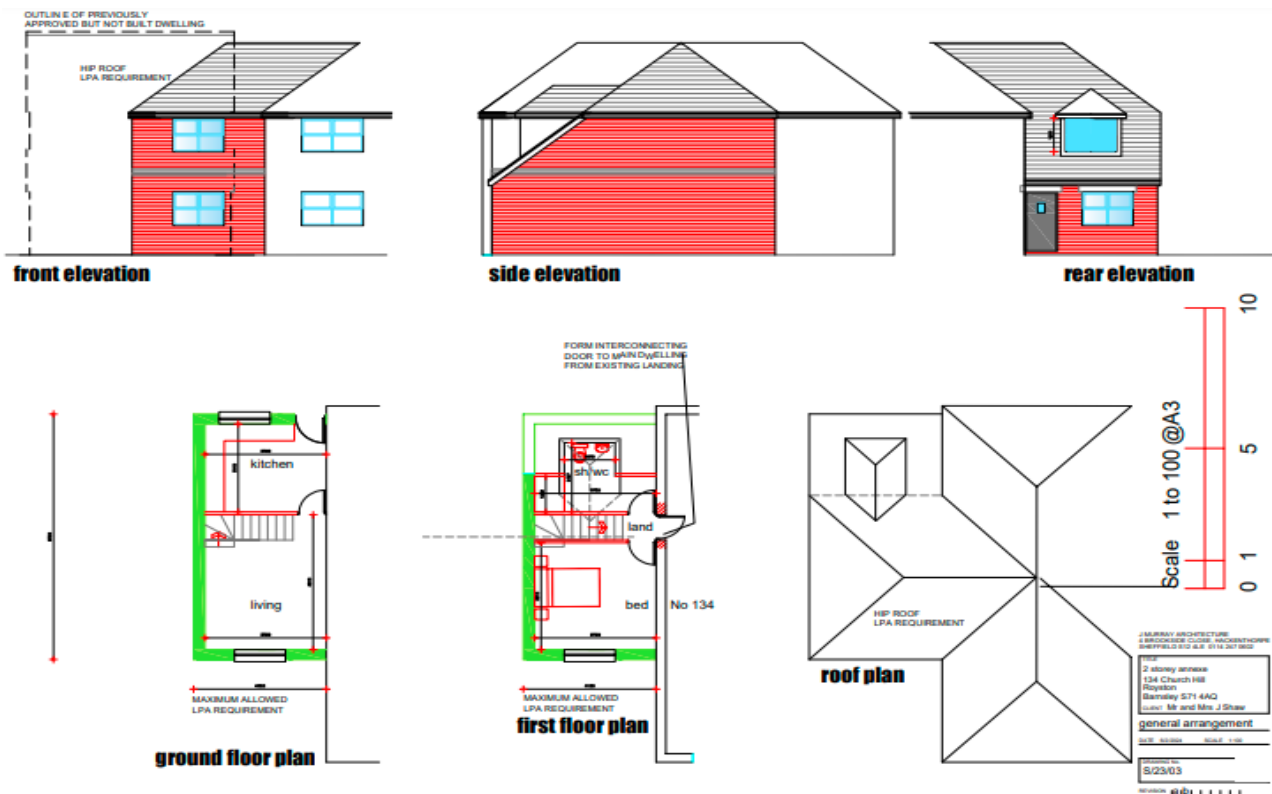
2009/0366 - Erection of two-storey side and rear extensions and alterations to front bay of dwelling (Approve with Conditions)

2009/0367 - Erection of detached dwelling (Approved with Conditions)

2016/0759 - Erection of single storey front extension, two storey side extension with rear dormer and two storey rear extension to dwelling (Approved with Conditions)

2023/1047 - Two storey detached residential annexe (Refused)

Proposed Development



The applicant is seeking approval for the erection of a two-storey side extension. The extension will project 4.1 metres from the side (west) elevation and has a width of 8.75 metres. The extension will feature a hipped roof with a ridge height of 7.6 metres and an eaves height of 4.9 metres. A dormer window is proposed to the rear elevation. The materials used will be matching the existing dwelling.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). 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 – Development will be approved if 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 D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other 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 139 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

Highways Development Control (DC) were consulted and raised no objections.

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 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 match the existing dwelling with matching brickwork and roof tiles being used.

The SPD states *“all two-storey side extensions should therefore have a pitched roof following the form of the existing roof”*. The proposed extension utilises a hipped roof which follows the form of the existing dwelling's hipped roof and is aligned at the eaves. The roof is not set down however neither is the existing two-storey side extension to the other side of the dwelling and therefore the lack of a set down in the roof line is acceptable and harmonises with the existing dwelling.

The SPD states *“to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling”*. The two-storey side extension is significantly setback from the front wall of the dwelling and in line with the existing two storey side extension to the other side of the dwelling which is an acceptable setback distance.

The SPD states that *“the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling”* in order to ensure subordination and that the original dwelling stays as the dominant feature. A projection of two thirds the original dwelling is 3.9 metres, and the proposed projection slightly exceed this at 4.1 metres, however that projection is relatively modest, only a 0.2 metre increase over the recommendation and in line with the existing two storey side extension to the other side of the dwelling which is therefore acceptable.

The proposed extension conforms to the SPD in terms of its external materials, roof type and set back therefore it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and its existing two storey side extension. 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

No objections were received from neighbouring properties. Although to be used as an annexe the proposal is in essence a two-storey side extension and the proposed side extension won't have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The extension does not project beyond the existing front or rear elevations of the dwelling. The impact of overlooking is minimal as no windows are proposed on the side elevation of the extension. 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. The property benefits from two existing points of access and no changes are proposed. Given the site history and taking into consideration that the property has ample available parking within the site curtilage, there are no highways issues.

Recommendation

Approve with Conditions