

2022/0753

Mr Paul Ayres

7 Milano Rise, Darfield, Barnsley, S73 9PH

Proposed single storey extension to front of existing dwelling, single storey extension to rear of dwelling and erection of replacement boundary wall and gate to rear boundary

Site Description

The dwelling is a detached property located in Darfield. Milano Rise consists of similar dwellings which are consistent in size and external materials used. There are examples of front extensions, porches, bay windows, attached garages and car ports within the surrounding street scene. The dwelling has a front garden space which is paved with a section forming part of a driveway and providing access to the attached garage. The dwelling also has a large rear garden which is split into levels due to the constraints of the site forming patio, garden, and yard spaces. The yard space can be accessed from the rear of the property via Upperwood Road through the use of existing gates.

Planning History

No planning history.

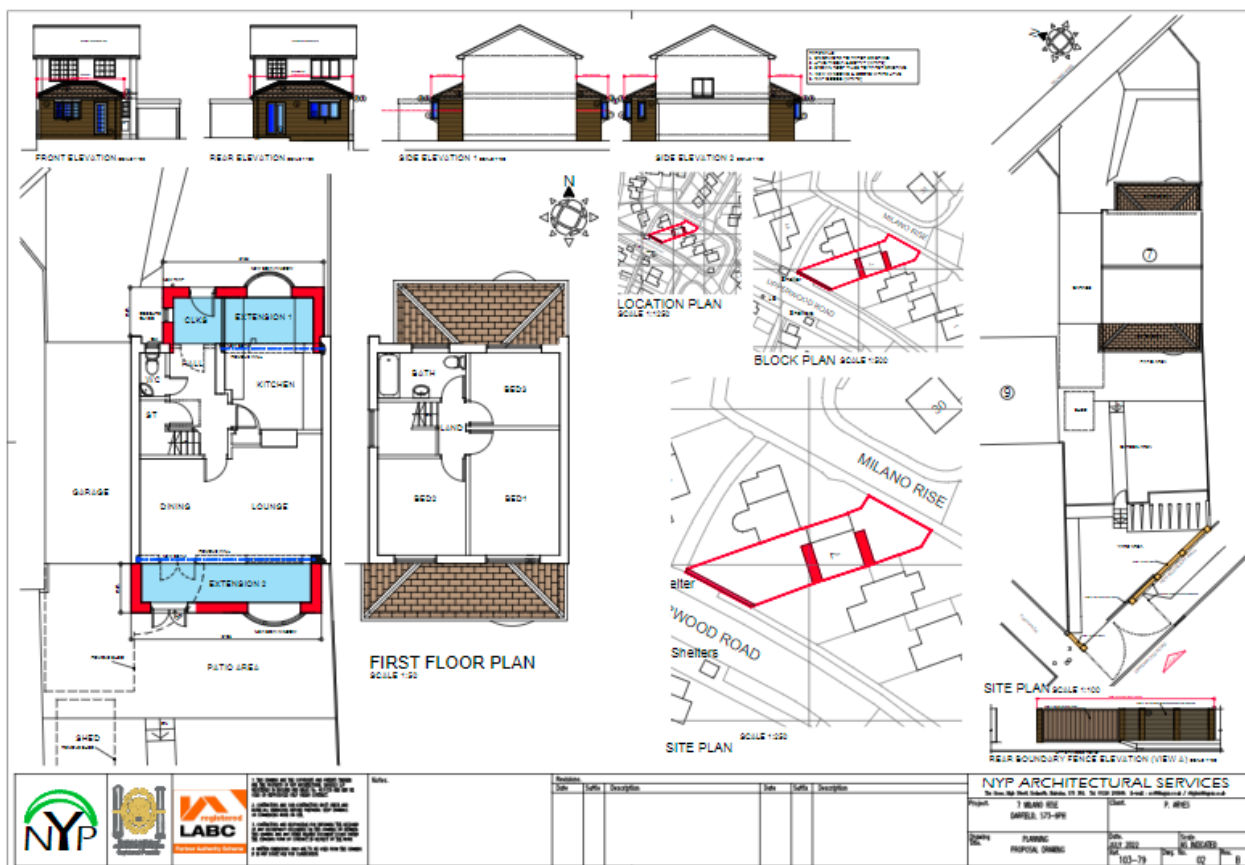
Proposed Development

The applicant is seeking approval for a single storey extension to front of existing dwelling, single storey extension to rear of dwelling and erection of replacement boundary wall and gate to rear boundary.

The proposed front extension will project 2.03 metres (including the bay window) from the front elevation of the dwelling and has a width of 5.16 metres. The proposed rear extension will project 2.03 metres (including the bay window) from the rear elevation of the dwelling and has a width of 6.12 metres.

The front extension will feature a hip roof reflecting the pitch and style of the existing roof of the original dwelling with a total height of 3.74 metres and an eaves height of 2.62 metres. The rear extension will also feature a hip roof with a total height of 3.74 metres and an eaves height of 2.62 metres.

The materials used will be matching brickwork, brown roof tiles, white UPVC doors and windows. Obscure glazing is proposed for the window situated on the side elevation of the proposed front extension.



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 metres in any other case and are no more than 4 metres in height, can be erected without the need to submit 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

Highways and Public Rights of Way were consulted.

Public Rights of Way provided comment identifying a public footpath running along part of the property's boundary. No objections were received; however, they did state that the footpath should remain open and unaffected by the works with concerns regarding how access will be taken to complete the works to the rear of the property.

Highways provided no objections and commented upon the proposals stating that both extensions do not adversely impact upon the existing parking provision within the site and that the proposals would result in an overall improvement to the rear vehicular access of the site.

Representations

Neighbour notification letters were sent to surrounding properties, no objections or 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.

Residential Amenity

The SPD states that "Extensions at the front of individually designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene."

The SPD states that "Extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected."

The proposed front extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to the dwelling forming a staggered building line with neighbouring properties. It will remain consistent with the existing street scene by utilising matching materials, and a similar roof style and pitch, with the exception of the inclusion of a bay window, however, there are examples of this within the area and this is not thought to adversely affect the street scene and therefore, complies with the guidance set out within the SPD.

The proposed rear extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. 5 Milano Rise is set back from the proposals and is unlikely to be affected regarding these aspects, whilst 9 Milano Rise is set forward this property is also unlikely to be affected by any overshadowing as the proposed extension would be adjacent to the blank gable wall of its side elevation. Therefore, the proposed rear extension is unlikely to contribute to any additional overshadowing to an unreasonable level in this instance.

In terms of overlooking and loss of privacy, any concerns are mitigated by the fact that the dwelling is a detached property forming a staggered building line with neighbouring properties. 9 Milano Rise is set back whilst 5 Milano Rise is set forward. There is a window proposed for the side elevation of the proposed front extension, however, this is adjacent to 9 Milano Rise and as this property is set back, there are no concerns regarding loss of privacy. The glazing proposed would also be obscure glazed. There are no windows proposed for the side elevations adjacent to 5 Milano Rise.

The SPD states that "*A distance of 12 metres should be maintained to a blank gable wall and a distance of 10m should normally be provided between rear-facing windows in the first floor (and*

above) and the rear boundary.” The proposed rear extension will be 17 metres from the rear boundary. As a single storey development with a restrained height, it is unlikely to cause any concern regarding overlooking and loss of privacy. The proposal is therefore considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

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, roof tiles, and windows and doors. The proposed gate will be steel framed with timber cladding and the boundary wall will be brickwork with concrete flag capping. These materials are similar to those already existing and therefore the proposals would comply with the SPD in this instance.

The proposed rear extension utilises a hip roof which reflects the pitch of the roof of the original dwelling in addition to the use of matching materials. The rear extension would be visible from Upperwood Road, however, due to the varying levels of the site the extension would partially be screened. In addition to this, the proposed hip roof and the use of matching roof tiles would be consistent with the existing roof types seen on the existing extensions of neighbouring properties and would therefore maintain the character of the existing street scene of Upperwood Road.

Highway Safety

The dwelling currently utilises a driveway and attached garage to the front of the property for off-street parking. With a yard area and vehicular access to the rear, the proposed extensions would not affect current parking provisions and therefore would not be considered to create or add to highway safety problems. Highways were consulted and provided comments that highlighted the proposed changes to the gate at the rear would provide an overall improvement. Therefore, it is considered that the proposed extensions would not impact on highway safety and as such is acceptable and in compliance with Local Plan Policy T4.

Recommendation

Approve with Conditions