

2023/0246

Mrs Jess Webster

28 Mary Street, Middlecliffe, Barnsley, S72 0HB

Single storey side garage extension, single storey rear extension and raised patio area

Site Description

The dwelling is a two-storey semi-detached dwelling located in Middlecliffe. Mary Street has a consistent residential street scene featuring other semi-detached dwellings. The dwelling has a garden area to the front and a driveway to the side which leads to a garden to the rear with a small, raised patio area which serves as access from the dwelling to the garden area.

Planning History

2013/1319 - Residential development of 8 no. semi detached dwellings (Approved with Conditions)

Proposed Development



The applicant is seeking approval for the erection of a single storey side garage extension, a single storey rear extension and a raised patio area. The side extension will project 3.75 meters from the side (northwest) elevation of the dwelling. The extension has a width of 9.45 meters. The extension will feature a mono-pitched roof with a ridge height of 3.2 meters and an eaves height of 1.7m from the highest point of the ground level at the front of the dwelling.

The rear extension will project 3 meters from the rear elevation of the dwelling. The extension has a width of 5.65 meters. The extension will feature a hipped roof with a ridge height of 4.6 meters and an eaves height of 3.4 meters. The materials used for both extensions will be matching brickwork and roof tiles to the existing dwelling. The proposed raised patio area will be 0.8 meters above the lowest point of the ground level akin to the existing arrangement of access to the rear garden.

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. Section 12, paragraph 134 states *"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

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

Little Houghton Parish Council were consulted and provided no response.

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 match the existing dwelling with matching brickwork and roof tiles being used. The side extension utilises a mono-pitched roof and the rear extension a hipped roof, both of which are akin to the existing dwellings pitched roof and therefore acceptable roof types.

The SPD states that single storey side extensions *"should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling)"*. A projection of two thirds of the original dwelling would be 3.8 meters and the proposed projection is less than this at 3.75 meters and therefore an acceptable projection.

Additionally, the proposed raised patio area won't be visible in the street scene as it is set to the rear of the property and screened by the proposed extensions. The use of materials is appropriate for the use and is not considered to be an incongruous feature nor will it detrimentally affect the character of the existing dwelling and surrounding street scene.

The proposed extensions conform to the SPD in terms of the projection, external materials and roof types used, therefore they will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being partially set to the rear of the property. 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 the neighbouring properties. The proposed side projection won't have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. There will be a slight increase in the sense of enclosure to the dwellings to the west however due to the single storey nature of the extension and the presence of a strong boundary treatment the impact is minimised. Also, the impact of overlooking is minimal as no windows are located on the side elevation.

The main impact of the raised patio area on residential amenity is overlooking of neighbouring properties. The SPD states, *"decking and raised platforms will only be allowed where the privacy of neighbouring residents is not detrimentally affected by significantly increased overlooking"*. The adjoining property is screened sufficiently by the proposed rear extension and the raised patio is featured in a form on the exiting rear elevation but has now been relocated due to the extension. As such it is not considered there would be any significant impact over and above the existing situation.

The SPD states that single storey rear extensions *"on semi-detached dwellings 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 has a rear projection of 3 meters which is deemed an acceptable projection. The proposed rear extension will not cause any significant overlooking or loss of outlook. 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