

2022/1059

Mr Wayne Copley

Erection of two storey side extension, underbuild to rear and new access drive including dropped kerb

75 Rockingham Street, Barnsley, S71 1JS

Site Location & Description

The application site is a red brick semi-detached dwelling located on Rockingham Street in Barnsley. The site is located in the urban fabric, in what is an entirely residential area with a hard surfaced parking area to the side and a brick wall of varying heights running across the frontage of the site. There is a significant drop in ground level to the rear of the site, with the rear door featuring steps into the rear garden area. Rockingham Street is a classified road (C789).

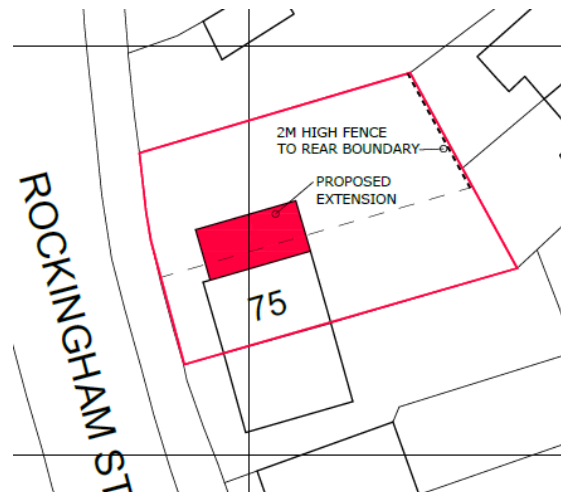
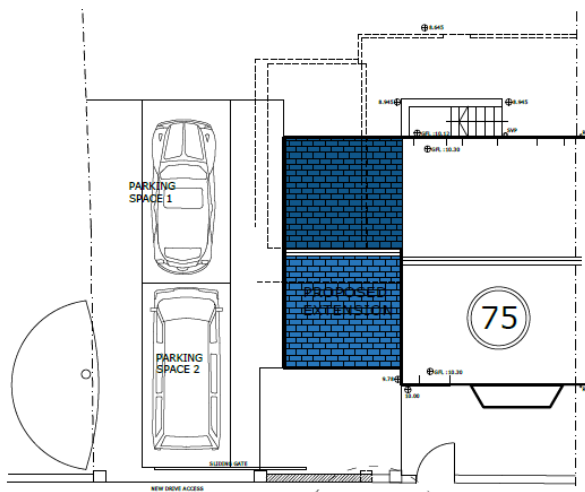


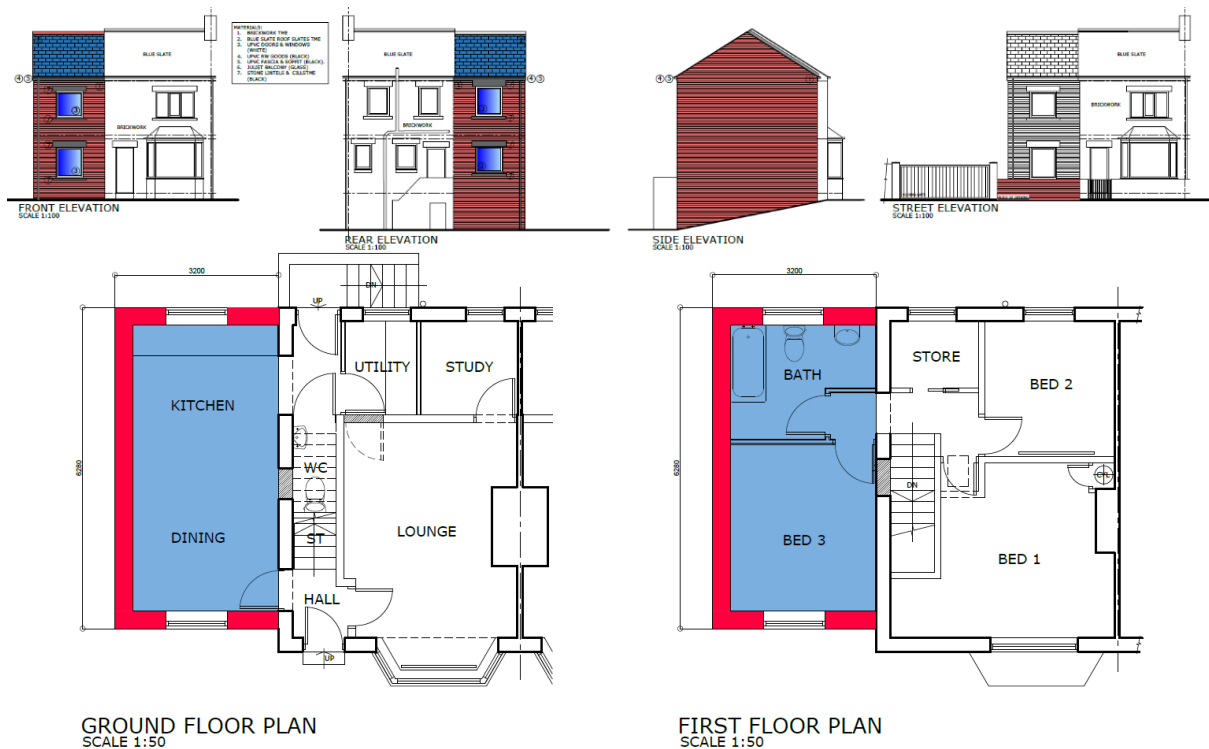
Relevant Planning History

N/A

Proposed Development

The applicant is seeking approval for the erection of a two-storey side extension and alterations to the parking arrangement on site. The sideways projection of the extension has been reduced from 4.8m to 3.2m. The parking area has been re-positioned on the site to make way for the extension, and a set of sliding gates are to be installed on the frontage with the existing opening built up with matching bricks. The proposed parking area will also require a new access/dropped kerb into the site.





Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 4: Decision-making - Local planning authorities should approach decisions on proposed development in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible.

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 achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

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. In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy T4: New Development and Highway Improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - 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:

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.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Highways DC - The proposed extension works include the blocking up of the existing vehicular access and the creation of a new access and driveway approx. 4m further north, the driveway is of adequate size to accommodate the two parking spaces required. The existing access has inward opening gates and a width of 2.5m, the proposed access has a sliding gate and a width of 4m which will result in improved pedestrian intervisibility. The proposed driveway/parking area has no turning provision, however, despite Rockingham Street being classified (C789) and therefore requiring vehicles to enter and exit in a forward gear, these proposals do not effectively result in a change from the existing situation and are therefore considered acceptable, subject to conditions and an informative note.

Representations

Neighbour notification letters were sent to surrounding properties for the initial proposal; one comment was received which did not object to the proposal subject to the development being solely for an extension to the house rather than a separate independent dwelling.

Assessment

Principle of Development

The site falls within the urban fabric which has no specific land allocation, however the site and immediate surrounding area is made up principally of housing. Extensions, alterations to residential properties (and outbuildings) and the erection of new domestic outbuildings are considered acceptable in these areas where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

Visual Amenity

The original two storey side extension had a very excessive sideways projection measuring 5.4m which is greater than the current width of the dwelling (4.8m). The extension was therefore clearly contrary to the SPD for House Extensions which restricts the sideways projection of side extensions to two-thirds the width of the existing dwelling. An amended scheme was subsequently submitted which significantly reduced the projection to 3.2m, which is 68% the width of the existing dwelling. This is slightly over the two-thirds restriction, by a nominal amount (2%), but is clearly a significant reduction from the original proposed scheme. The additional projection is not considered to be excessive and when the extension is built will not be noticeable on site and will achieve the overarching goal of ensuring that the extension does not have a dominating visual effect on the dwelling and allows its character to be retained.

The other general design principles of the extension relate well to the existing dwelling, with a pitched roof to match and matching external materials. Further, a setback (0.45m) and setdown (0.15m) has been included on the amended plans which is slightly less than the minimum amount recommended (0.5m for both). However, the addition of the setback and setdown, alongside the significant reduction in sideways projection, ensures that the extension appears as an extension and is subservient to the host dwelling.

All of the other fenestration details such as windows are similar in character to the existing dwelling.

The parking area is being slightly re-positioned to the North, with a new access formed into the side with a set of sliding gates and the existing opening filled with matching brickwork. The sliding gate has a height of 1.5m with columns to either side measuring 1.65m in height. Boundary treatments and gates on frontages are normally restricted to 1m in height, but the proposed columns and gate will be very similar in appearance to what is on site now and the resultant appearance of the frontage is considered to be acceptable.

The proposed development is considered to be acceptable in terms of visual amenity and design for the above reasons.

Residential Amenity

The property is semi-detached and benefits from a fairly large curtilage with no immediate properties to the North of the dwelling, with a separation distance of 8.75m from the existing side elevation to the Northern boundary line. The land to the immediate North is garden area

serving the neighbouring property at 3 Stone Street. The side elevation of the extension is located 5.5m from the Northern boundary line and the overshadowing impact will be significantly reduced due to this separation distance, with the main overshadowing impact on the applicant's own garden area.

There are properties to the front (West) and rear (East) of the site, with first floor windows facing onto neighbouring properties from the front and rear elevations of the extension. The front elevation contains a bedroom window which is located c.20.5m from the nearest adjacent property at 90 Rockingham Street. This is slightly less than the minimum distance generally expected between habitable room windows (21m), however flexibility is often afforded between front-facing windows, and this distance is acceptable for adequate privacy.

The rear elevation is 10m from the rear boundary line and 14m from the nearest elevation of the adjacent properties on Stone Street (no. 5). This is less than the minimum back-to-back separation distance expected of 21m, but the first-floor rear elevation window serves a bathroom, and a condition will be attached to ensure that this window will be obscure glazed for privacy purposes. There are no side elevation windows on the extension which would look into neighbouring properties.

The extension is situated solely to the Northern elevation of the dwelling and the attached neighbour (to the South) will not be directly affected when the extension is built.

The proposed development will not have a significant overshadowing, overlooking or overbearing impact on any neighbouring properties and is in compliance with Local Plan Policy GD1 and the SPD for House Extensions and is acceptable in terms of residential amenity.

Highway Safety

The extension will be built on the existing parking area which will be re-sited slightly to the North with a new access/dropped kerb formed, and a set of sliding gates on the frontage. Given that Rockingham Street is classified, the formation of a dropped kerb would have required permission and assessment on its own merit but has been included within part of this application and assessed by colleagues in Highways DC. Highways DC have raised no objection to the development subject to conditions.

New parking areas reached from classified roads are generally expected to include turning facilities to allow vehicles to enter and leave in forward gear. This has not been included as part of this development, but highways have not raised any concerns given that this is very similar to the existing arrangement.

Two parking spaces will be retained on site, which is in compliance with the SPD for Parking and whilst no turning facilities are included in the site, as expected on classified roads, the arrangement is very similar to the existing and is considered to be acceptable.

Recommendation

Approve with conditions