

2021/0720

Mr Simon Tomlinson

Erection of single storey rear extension with attached garage to dwelling

25 Baslow Crescent, Dodworth, Barnsley, S75 3SG

Site Description

The application relates to a single storey detached bungalow located on the Southern side of Baslow Crescent. The dwelling is of an 'L' shaped, constructed of buff brick facing materials and a concrete tile front/side gable roof. The bungalow sits on a generous plot and features a large front garden a driveway to the side of the property leading to a garage in the rear garden. The rear garden is a generous grassed area with a paved area directly to the rear of the property, the garden is access via the driveway to the side of the property. The rear garden features boundary treatments on all sides, close boarded fence to the North and South and a brick wall to the East.

The surrounding area is solely residential, characterised by a mixture of other bungalows and larger two-storey detached dwellings



Planning History

2019/0080 – Erection of single storey rear extension to dwelling

Proposed Development

The applicant is seeking permission for the erection of a single storey rear extension and attached garage to the dwelling.

The extension will have a rearward projection of 4.3m and project along the rear elevation by 10.7m. The extension will have a gable pitched roof, with eaves and ridge of 2.5m and 5m respectively.

The attached garage has a sideways projection of 3.7m, a rearward projection of 6.5m – extending 3.5m beyond the rear extension – and have a flat roof with an overall height of 2.5m

Matching material are proposed.



Policy Context

Local Plan Allocation – Urban Fabric

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised NPPF does not change the statutory status of the development plan as the starting point for decision making.

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, superseding the remaining saved policies from the Unitary Development Plan (adopted 2000) and the Core Strategy (adopted 2011).

Local Plan 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.

Local Plan 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 (SPD) - 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:

- I. Be of a scale and design which harmonises with the existing building
- II. Not adversely affect the amenity of neighbouring properties
- III. Maintain the character of the street scene and
- IV. Not interfere with highway safety.

SPD – House Extensions states that the design of a single storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling).

SPD – House Extensions states that to combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled. Extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected.

These policies are considered to reflect policies set out in the revised NPPF, which requires development to be of high quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Representations

None

Assessment

Principle of Development

The site is allocated as Urban Fabric in the adopted Local Plan. As such extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

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

Extensions to dwellings are considered on the basis of overshadowing, loss of privacy and outlook. The rear extension and attached garage are not excessive in scale of massing and do not project beyond the building line of the property to the North, sitting adjacent to the rear access and is set in 1.5m from the Southern boundary

As such, it is highly unlikely that the proposal will cause any detrimental increase on overshadowing or overbearing to the neighbouring dwelling.

Visual Amenity

The dwelling is set well back from the highway and the extension are not excessively sized and do not detract from the visual character of the main property or surrounding area. They've been designed to harmonise with the original dwelling in terms of materials, detailing and design. It is therefore considered acceptable in terms of visual amenity and in compliance with Local Plan Policy D1 and SPD – House Extensions.

Recommendation

Approve – subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
2. The development hereby approved shall be carried out strictly in accordance with the approved plans (Drawing No's. 0080-01, 0080-02, 0080-04 & 0080-05) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
3. The external materials shall match those used in the existing building.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.