The Planning Inspectorate

Appeal Decision

Site visit made on 25 February 2020

by T J Burnham BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10th March 2020

Appeal Ref: APP/R4408/D/19/3243367
6 The Nook, Hoylandswaine, Barnsley S36 7JW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Wills against the decision of Barnsley Metropolitan Borough Council.
- The application Ref 2019/0888, dated 12 July 2019, was refused by notice dated 4 October 2019.
- The development proposed is a two storey side and single storey rear house extension and new porch.

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host property and area.

Reasons

3. The appeal relates to a traditional brick built semi-detached property situated on The Nook which is a residential cul-de-sac. I do not consider that it is of no architectural value. The rear of the property is visible in views across the sports field from a section of Haigh Lane which sits in a more elevated position.

4. The proposed two storey side extension and porch would take on a relatively traditional design form, with the roofs similar to the form and pitch of the host dwelling.

5. To the rear, the extensions would take on a more modern and contemporary form. A projecting picture window is proposed at first floor level while to the ground floor the property would be extended through a flat roofed extension incorporating a large amount of glazing. Both of these elements would be fitted with burnt larch vertical cladding. The evidence indicates that it is this cladding which forms the main area of disagreement.

6. I acknowledge that Paragraph 127 of the National Planning Policy Framework (the Framework) states that planning decisions should not prevent or discourage appropriate innovation or change. However, Policy D1 of the Barnsley Local Plan (2019) (BLP) is clear that development should reinforce

local character. The SPD[1] advises that in relation to residential extensions, materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible.

7. The contemporary approach to the design of the rear extensions or use of alternate materials would not be unreasonable, given the mix of type and colour of building materials evident in the area. However, the burnt larch cladding would provide an excessively dark finish to the extension which would be very much at odds with the much lighter roofing materials on the host property and brickwork and roofing materials of those neighbouring on The Nook. As a result, even though the property is set slightly down within the landscape and accounting for the boundary treatment, the extension would form an unduly intrusive feature when viewed from Haigh Lane and the sports field to the rear and would therefore be out of keeping with the character and appearance of the host property and area.

8. Although SPD guidance through its use of the word 'normally' indicates that materials of varying size, colour and texture could be considered for house extensions, there is nothing within the evidence to justify the finish proposed in this instance. The rear garage is limited in visibility and its removal as part of the proposal does not justify the appeal. I note the presence of a timber outbuilding adjacent to the sports field although this building shares a different context and I afford its presence limited weight. I have considered the examples of dark timber cladding within the evidence but only limited details have been supplied and the examples are unlikely to share the same context as the appeal site.

9. The proposal would fail to accord with Policy D1 of the BLP, guidance within the SPD and the aims of the Framework, all of which seek development that is appropriate to local character.

Conclusion

10. For the reasons set out above, I conclude that the appeal should be dismissed.

T J Burnham

INSPECTOR

[1] Barnsley Local Plan Supplementary Planning Document 'House Extensions and Other Domestic Alterations' May 2019