2022/0963

Applicant: A Gillis

Development: Removal of outbuildings and erection of 2 storey side extension

Address: 2 Wainwright Avenue, Wombwell, Barnsley, S73 8LS

The application is put to Members as a family member of Councillor Gillis is the applicant. No letters of objection have been received from the public.

Site Location & Description

The site is located within a densely residential area close to the junction of Wainwright Avenue and Wison Street in Wombwell. The site is a large corner plot with a 2-storey semi-detached dwelling, red brick and render with a pitched roof design. A low brick wall forms the front and side boundary, with a wooden fence providing privacy at the rear. Off road parking is provided within the site at the front and side of the property. There are 2 small brick-built outbuildings at the side and rear of the property which will be demolished as part of this application. The adjoining property has a 2-storey side and single storey front extension, the side extension has a lowered ridge line.

Proposed Development

The proposal is for the removal of 2 small outbuildings and the erection of a 2-storey side extension which has been set back from both the front and rear by 0.3m, with a corresponding lowered roof ridge with a pitched roof design. The side extension will measure 4m in width and 7.35m in length and will provide a family room, utility and w/c at ground floor level and a 4th bedroom with en-suite on the first floor. The proposal is also for the installation of 2 bay windows at the front, one on the original dwelling projecting 0.75m and one on the extension projecting 1.05m both at ground floor level. A canopy will be erected over the bay windows and front door along the front elevation. The materials are proposed to be in matching brick and tile with render at first floor level.



Existing front elevation



Proposed front elevation



Existing rear elevation



Proposed rear elevation

Policy Context

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).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application.

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 12: Achieving well designed places - Within section 12, paragraph 134 is the most relevant which indicates that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design

Local Plan

In reference to this application, the following Local Plan 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 Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

SPD: Parking

Representations

The proposal was advertised by neighbour letters. No letters of representation have been received

Consultations

Highways – No objections

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 on highway safety.

Residential Amenity

The distance from the proposal to the rear boundary fence is less than 10m, therefore the potential overlooking impact needs to be assessed. The 2-storey side extension will provide a utility and w/c at ground floor level and bedroom with en-suite at first floor level. There will only be 2 windows proposed, 1 on the ground floor and 1 on the first floor facing to the rear serving the en-suite. Both these windows serve non habitable rooms and resulting in no loss of residential amenity in terms of overlooking. Furthermore, although the proposal may cause some overshadowing, due to the position of the 2-storey extension and the path of the sun it is not expected to cause significant overshadowing to the detriment of the neighbour's amenity.

The proposal is not expected to cause any significant loss of residential amenity when assessed against Planning Policy. The proposal is therefore in compliance with Local Plan Policy GD1 and House Extensions SPD and is considered acceptable in terms of residential amenity.

Visual Amenity

Materials should normally be of the same size, colour and texture as the existing house or as close a match as possible. Windows and doors should generally repeat the proportion and style of the existing dwelling, lining through with existing openings and using matching design details. The roof, style pitch and detailing should match those of the existing dwelling, particularly where the extension will be prominent within the street scene.

Due to the orientation and location of the property on a corner plot the side proposal will be prominent within the street scene. Side extensions should not project more than 2/3 of the original dwelling width. The proposal projects 4m to the side which is slightly less than 2/3 of the original dwelling and the side extension has been set back from both the front and the rear elevations along with a corresponding lowered roof line in line with planning policy. The matching materials of the side extension along with the setback will harmonise with the host property, ensuring the extension appears subordinate.

Bay windows and canopies on front elevations are commonplace within the surrounding street scenes. The bay windows and canopy are small in projection, symmetrical and with matching materials and are expected to assimilate well within this setting.

The proposals are therefore not expected to be detrimental within the surroundings and is therefore in compliance with Local Plan Policy D1 and SPD: House Extensions and other Domestic Alterations.

Highway Safety

The application proposes an increase in the number of bedrooms from 3 to 4, which is unlikely to increase the number of vehicle movements generated. The site has an existing vehicular access and has demonstrated 2 off street parking spaces in line with planning policy. The proposed extensions are located on the side and front elevation and will not detrimentally impact on the parking provisions of the host property in line with Local Plan Policy T4 and SPD Parking.

Recommendation

Approve with conditions