

2021/0703

Mr Paul Pearce

147 Rotherham Road, Monk Bretton, Barnsley, S71 2LL

Single storey porch extension to front of dwelling, single storey side extension to form garage, re-roofing and rendering of the exterior of the dwelling (part retrospective)

Site Description

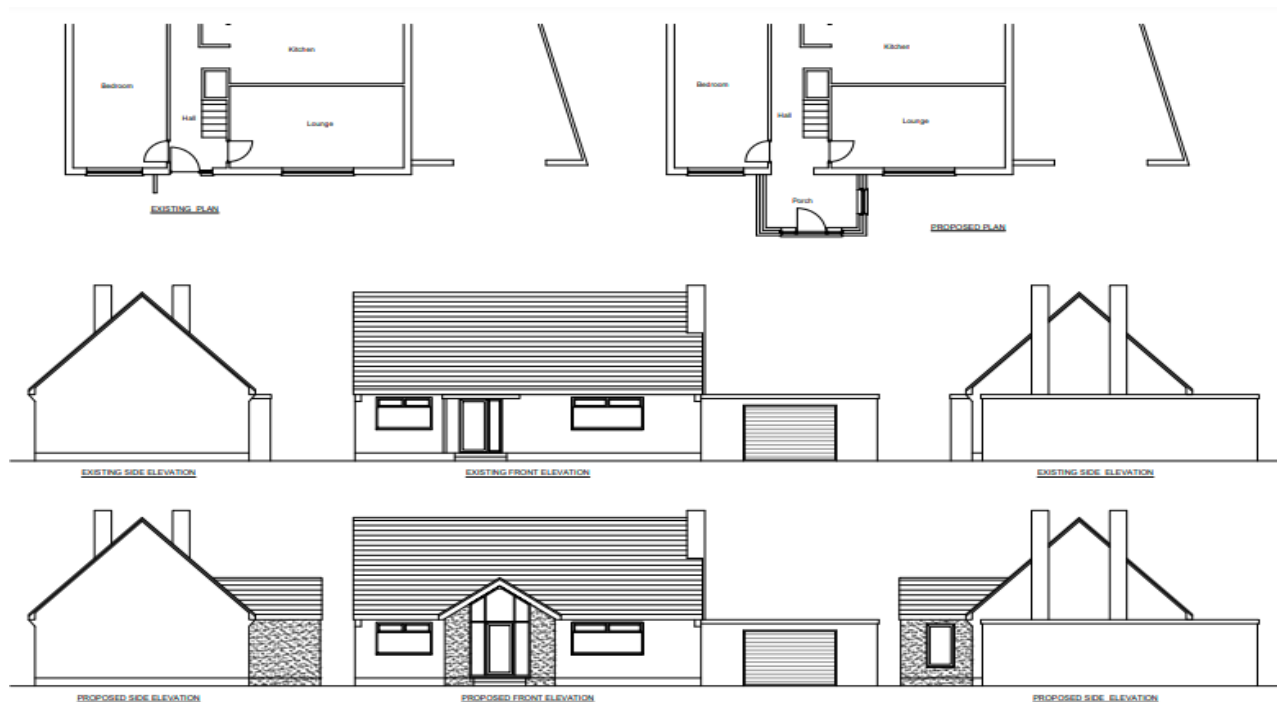
The dwelling is a detached single storey dwelling located in Monk Bretton. Rotherham Road has a fairly consistent street scene with detached dwellings constructed of a mix of materials, but predominantly red brick and varying dwelling sizes. The dwelling is of red brick construction and has a pitched roof. There is a parking area to the front of the dwelling between it and the highway.

Proposed Development

The applicant is seeking approval for the erection of a single storey front porch extension. The extension will project 2.3 meters from the front elevation of the dwelling. The extension has a width of 3.55 meters. The extension will feature a pitched roof with a maximum height of 4.1 meters and a height to the eaves of 2.5 meters. The materials used will be white render and slate tiles.

N.B.: On 09/07/2021, the proposal was amended. The front door has been re-positioned to the front elevation set within a large window. The side (south east) elevation now features a window.

Additionally, this planning application is proposing to regularise some retrospective changes to the dwelling. These being rendering and re-roofing of the dwelling from red brick and concrete roof tiles to white render and black slate tiles. Also, a side extension to form a garage has been erected using permitted development rights however due to the change in materials needs to be included.



147 ROTHERHAM ROAD - PROPOSED PORCH
EXISTING & PROPOSED PLANS AND ELEVATIONS
LDC19-109-02B (A3 1:100)

Policy Context

Planning decisions should be made in accordance with the Local Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) does not change the statutory status of the Local Plan as the starting point for decision making.

The Local Authority (LPA) has also adopted a series of Supplementary Planning Documents (SPD) and Supplementary Planning Guidance Notes, which are other material considerations.

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 Barnsley Local Plan (BLP) 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 the decision-making process as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in 2000) and the Core Strategy (adopted in 2011). 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 – 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 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: 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***
- ***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. Where a Local Plan is absent or relevant policies are out-of-date, permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. This is assessed against the policies in the NPPF as a whole; or where specific policies in the NPPF indicate development should be restricted or 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.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to enhance the opportunities available for improving the character and quality of an area and its functionality.

Consultations

No consultees were consulted for this application.

Representations

Neighbour notification letters were sent to surrounding properties, no comments were received.

Assessment

Principle of development

The site falls within urban fabric as such, extensions 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 dwelling and are not detrimental to the amenity afforded to neighbours.

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 proposal includes the rendering of the existing dwelling and policy D1 of the Local Plan states *"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"*. In this instance the dwelling is a detached red brick dwelling, set on a street scene which contains different styles of properties, some of which are also red brick.

In terms of the street scene, render can be seen on the side elevations of 3 properties (6 Cliffe Lane, 131 Rotherham Road & 127 Rotherham Road) and the entire exterior of 2 properties (123 & 125 Rotherham Road). The inclusion of render on this property (147 Rotherham Road) would not be out of character with the street scene, which features a mix of construction materials and the dwelling is set back from the highway which screens a proportion of the lower half of the dwelling.

The proposal includes a front extension and the front elevation is the most important elevation for its impact on the character of the dwelling and the street scene. The size and scale of front extensions need to be as modest as possible. There are other front extensions nearby in the street scene, but none are of a similar design to that of the proposal or each other. However, the size of proposed extension is acceptable, and it complements the character of the dwelling. Therefore, won't affect the street scene detrimentally.

The window around the door located on the front elevation appears large when compared to the extension, however the LPA would struggle to refuse the application on design grounds for the window alone. Rotherham Road is a classified road and there are no dwellings on the opposite side of the road, therefore its impact is negated.

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 original house was of red brick and the proposed extension in white render would not have matched. However, as the remainder of the dwelling has already been changed to white render, materials will match and so there is no objection on this point. The extension utilises a pitched roof which is akin to the existing dwellings pitched roof and is aligned at the eaves of the existing dwelling, therefore maintaining the character of the dwelling. The front extension will have little impact upon the character of the street scene due to the harmony with the existing dwelling.

Taking in to account all the above 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

The SPD states that *"modest single storey front extensions, which are in keeping with the style of the existing house, may be allowed"*. The design of the existing house is reflected in the proposal through the matching materials and roof type used. The proposal will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing as the extension is not of an excessive size or scale with a modest projection of only 2.3 meters.

Overlooking from the proposed extension will be limited, although a window is proposed on the side (south east) elevation there will be a gap of approximately 10 meters between the window and the boundary with the neighbouring dwelling (145 Rotherham Road) which has a two-storey side elevation set closer to the road than the proposed extension will be.

The proposed side extension to form an attached garage has a sideways projection that is less than half the width of that of the existing dwelling and features an eaves height under 3 meters and total height under 4 meters. This would be applicable to be built under permitted development rights if not for the materials. As a result of this and due to the restrained height and the neighbouring dwelling's (145 Rotherham Road) increased projection towards the highway the extension is acceptable in terms of residential amenity.

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

The extension is situated to the front but there is a separate area of parking and an attached garage proposed therefore the proposal will have no impact upon highway safety.

Recommendation

Approve with 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 amended plans (LDC19-109-02B) and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.