

2023/0717

Mr John Thornton

15 Chapel Road, Pilley, Barnsley, S75 3AF

Two storey and single storey rear extension

## Site Description

The dwelling is a large, detached dwelling located in Pilley. Chapel Road has a mixed residential street scene featuring semi-detached bungalows and other large, detached dwellings. The dwelling has a driveway and garden area to the front along with an attached double garage. To the rear is a large garden, patio area and an existing conservatory extension.

## Proposed Development



The applicant is seeking approval for the erection of a two-storey and single storey rear extension. The extension will project 4 meters from the rear elevation of the dwelling. The extension has a width of 5.15 meters at first floor level with a width of 8.5 meters at ground floor level. The extension will feature a pitched roof with a ridge height of 8.2 meters and an eaves height of 5.7 meters. Partially at ground level a mono-pitched roof will be featured with a ridge height of 3.9 meters and an eaves height of 2.55 meters. The materials used will be matching stone and roof tiles. The extension will also feature an integral balcony with a width of 3.35 meters at 1<sup>st</sup> floor level.

## Policy Context

Planning decisions should be made in accordance with the development 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 Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

## Local Plan Allocation – Urban Fabric

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).

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*** – Development will be approved if 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 D1: High quality design and place making*** – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other 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; and
- 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. 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 134 states that *"development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"*.

## **Consultations**

Tankersley Parish Council were consulted and objected to the proposal.

*The Parish Council would like to submit the following comments in objection to the planning application: There are no other 3 storey houses in the parish of Tankersley. 3 Storey housing would infringe on privacy of other residents.*

The proposal has since been amended to a two-storey rear extension with the partial loft conversion omitted therefore reducing the height of the extension.

## **Representations**

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

## **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 highway safety.

### Visual Amenity

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 proposed materials will match the existing dwelling with matching stonework and roof tiles being used. The extension utilises a pitched roof which is akin to the existing dwellings pitched roof.

The proposed extension conforms to the SPD in terms of its external materials and roof type, therefore it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being set to the rear of the property. 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

No objections were received from the neighbouring dwellings. The SPD states that *"two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and*

*outlook*” and that “*extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected*”. The impact on residential amenity resulting from the rear extension is to be fairly limited. The two-storey extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing as it has a projection that is modest considering the large size of the dwelling being 4 meters.

In terms of overlooking the two windows proposed on the side elevation of the extension serve the integral balcony, they will be obscure glazed and will not lead to a detrimental increase in levels of overlooking. A distance of greater than 10 meters is maintained to the rear boundary to the southwest with no neighbouring dwelling set beyond that. Therefore, the proposed integral balcony is acceptable in this circumstance as it does not open beyond the rear elevation and there are no dwellings set to the rear. 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

There will be no impact upon highway safety.

#### **Recommendation**

**Approve with conditions**