2022/0154

Mr Greg Bratley

Erection of a single storey extension to the rear of dwelling.

15A The Avenue, Pilley, Barnsley, S75 3AQ

Site Description

The application relates to a 2 storey, brick built, semi-detached property located within a predominantly residential area. The dwelling forms part of a development of 11 properties that was approved under planning application 2012/1109. To the front of the dwelling is a small buffer garden and parking is provided adjacent to the Southern elevation, accessed directly off the turning head. There is an enclosed rear garden to the East of the property.

There is an attached dwelling to the North which is set further forward than the application property and a pair of semi-detached dwellings sit beyond the turning head to the South. There are further dwellings and a post office to the West of the site opposite the Avenue. The rear gardens of the properties fronting Rockley View are beyond the rear boundary of the application property.



Site History

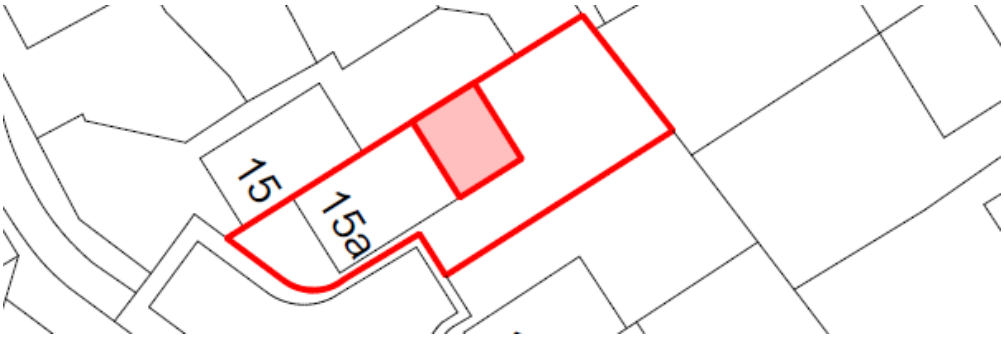
2021/1109 - Demolition of existing garages and erection of 11 no. dwellings with an extension to the existing access road and retention of the existing pedestrian through route – approved subject to conditions.

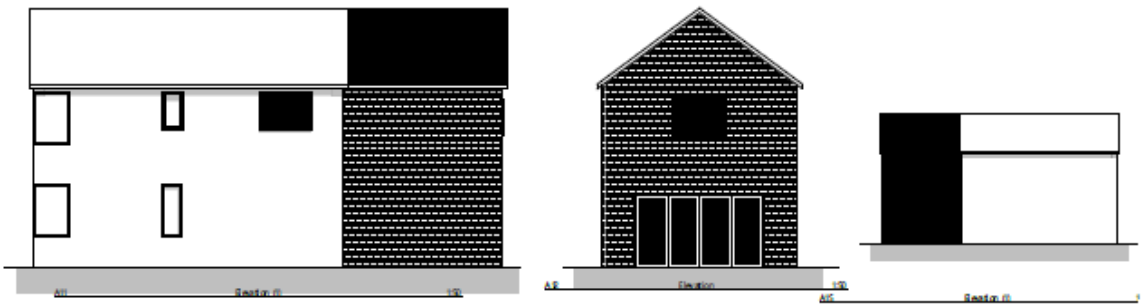
2021/1095 – Erection of a 2-storey rear extension – Refused for the following reasons;

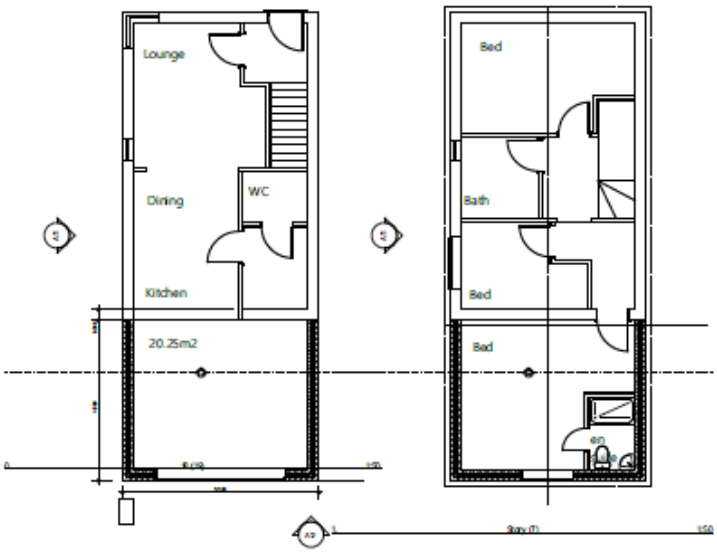
In the opinion of the Local Planning Authority, the proposed extension would be materially detrimental to the amenities of the occupants of the adjoining dwellings by reason of its overbearing and overshadowing impact contrary to Local Plan Policy GD1 and SPD 'House Extensions and Other Domestic Alterations'. Furthermore, given the proximity of the proposed habitable room windows to neighbouring private amenity spaces there would be an unreasonable increase in overlooking and loss of privacy.

In the opinion of the Local Planning Authority the proposed extension would be contrary to Local Plan Policy D1 and SPD 'House Extensions and Other Domestic Alterations' in that its size, position and fenestration would be architecturally inconsistent with the character of the host property and the development pattern of the area, to the detriment of visual amenity.

The proposed development fails to provide sufficient and suitable car parking provision within the site, as recommended SPD 'Parking'. Consequently, the proposal would be likely to result in on-street car parking adjacent to the turning head serving The Avenue to the detriment of the safe and free flow of traffic on the highway and contrary to Local Plan Policy T4.

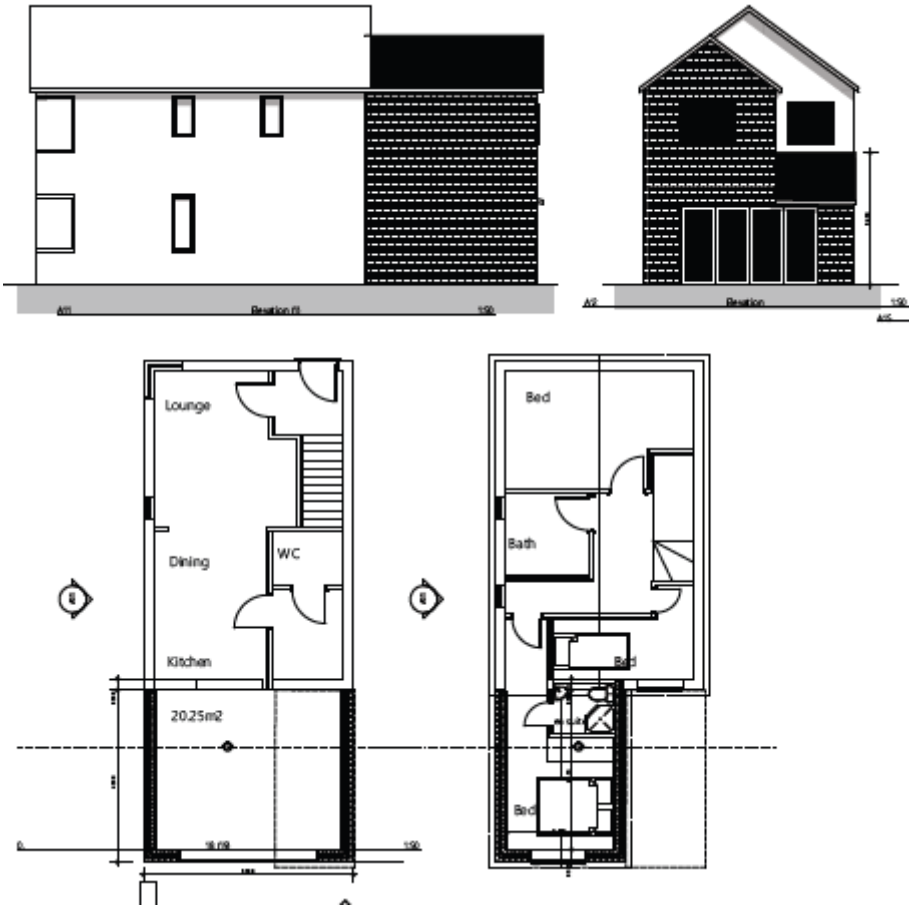






2021/1365 - Erection of two storey and single storey rear extensions to dwelling – Refused for the following reason;

In the opinion of the Local Planning Authority, the proposed extension would be materially detrimental to the amenities of the occupants of the adjoining dwellings by reason of its overbearing and overshadowing impact. In addition, given the proximity of the proposed first floor habitable room windows to neighbouring private amenity spaces there would be an unreasonable increase in overlooking and loss of privacy, contrary to Local Plan Policy GD1 and SPD 'House Extensions and Other Domestic Alterations'. Furthermore, the proposed single and double bedrooms would fall short of the required internal spacing set out in the South Yorkshire Residential Design Guide. The single bedroom would also suffer inadequate levels of light due to overshadowing from the proposed 2 storey extension given its projection and orientation, to the detriment of the occupants of the host property.

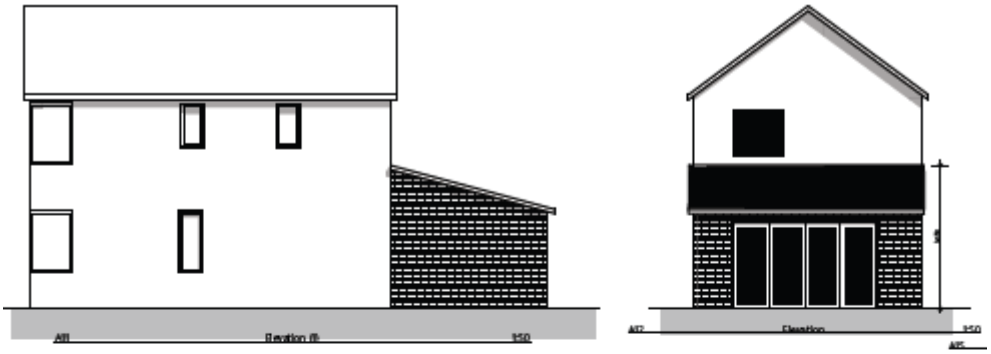


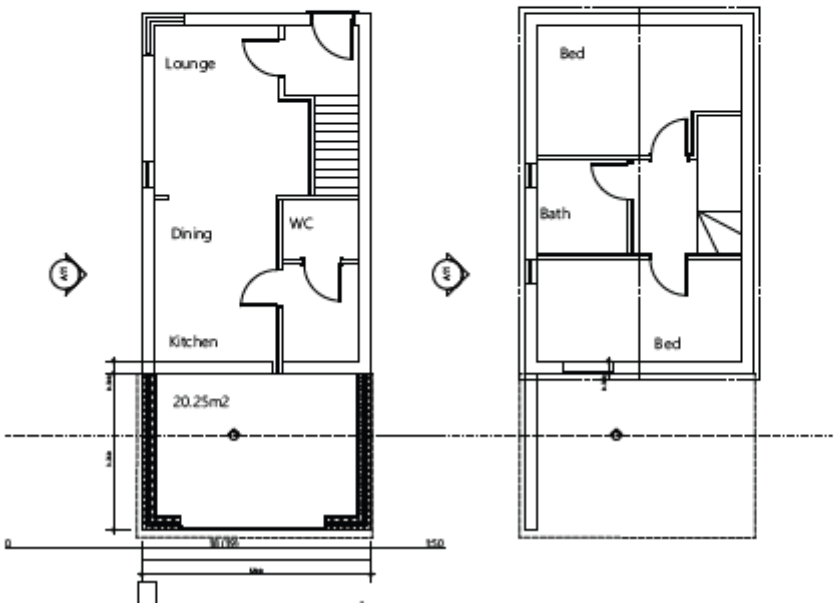
<u>Proposed Development</u>

Following on from the previous refusals for 2 storey extensions, the applicant has now applied for a single storey extension. The extension would project 3.76m from the original rear elevation and occupy the full width of the dwelling. The extension would have a lean to roof with a maximum height of 3.45m.

The extensions would be brick built with a tiled roof to match the host dwelling. It would provide additional ground floor living accommodation.







Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following Local Plan policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy T4 New Development and Transport Safety

<u>SPD's</u>

Supplementary Planning Document (SPD) – 'House Extensions and other domestic alterations' 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.

These policies are considered to reflect polices 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.

SPD – Parking requires 1no. parking space for upto 2-bedroom properties and 2 spaces for 3 or more bedrooms.

Consultations

Tankersley Parish Council – No comments but no objections to the previous schemes

Representations

Notification letters were sent to 11no. surrounding properties. No objections have been received.

Assessment

Principle of Development

The site is allocated as Urban Fabric within the 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.

It is noted that the extension is on a semi-detached property and measures between 3-6m in projections, as such, the Larger Homes Extensions route could have been utilised where the application is automatically approved if no neighbour objections are received. However, the applicants have chosen not to utilise that route, and, the roof of the extension does project marginally beyond the side elevation of the host dwelling which would preclude it without a minor amendment.

Given an application has previously been refused on the site, the current scheme would need to address and overcome those previous reasons for refusal, whether this has been achieved will be discussed under the headings below;

Residential Amenity

The application property is already set further back on its plot compared to number 15 The Avenue by approximately 3.5m. The proposed extension would project 3.7m which would result in a total projection beyond the neighbouring rear elevation by circa 7.2m. It should also be noted that the proposed extension would be orientated to the South of the neighbouring property.

However, the extension is now single storey and would have a modest lean to roof with modest ridge height of 3.45m. In addition, the extension is only 0.7m beyond what could be achieved under permitted development rights and, with a very minor amendment to the roof, could also be considered under the Larger Homes Extension procedure. As such, although there could be a modest increase in overshadowing to the neighbouring garden area it would not be significantly beyond what could be achieved under permitted development rights (in fact a PD extension could have a total height of 4m) and therefore, a reason for refusal could not be justified in this case. Furthermore, given the eaves and ridge height of the extension it would not be an overbearing feature.

The proposed extension would have glazed doors opening onto the garden area which would also face a boundary shared with a neighbouring private amenity space as well as neighbouring rear elevations containing habitable room windows. However, unlike the previously refused 2 storey extensions, any views towards the neighbouring property would be restricted by boundary treatments, as such, privacy levels would be maintained, in accordance with Local Plan Policy GD1.

Visual Amenity

The proposed extension would be to the rear of the property and not within a highly prominent location. It would be a modest, lean to addition built from materials to match the host. In addition, as outlined above, it is not significantly different to what could be achieved under permitted development rights. As such, visual amenity levels would be maintained in accordance with Local Plan Policy D1.

Highways

The existing parking arrangements would not be affected by the extension, nor does the extension add any additional bedrooms or require additional parking provision.

Conclusion

The previous reason for refusal has now been addressed, as such, taking into account the relevant development plan policies and other material considerations, subject to conditions, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission. The proposal therefore complies with the development plan as a whole and the advice in the NPPF. As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation approved subject to conditions