

2021/1559

Mrs Jennifer Ashworth

25 Burton Bank Road, Monk Bretton, Barnsley, S71 2AB

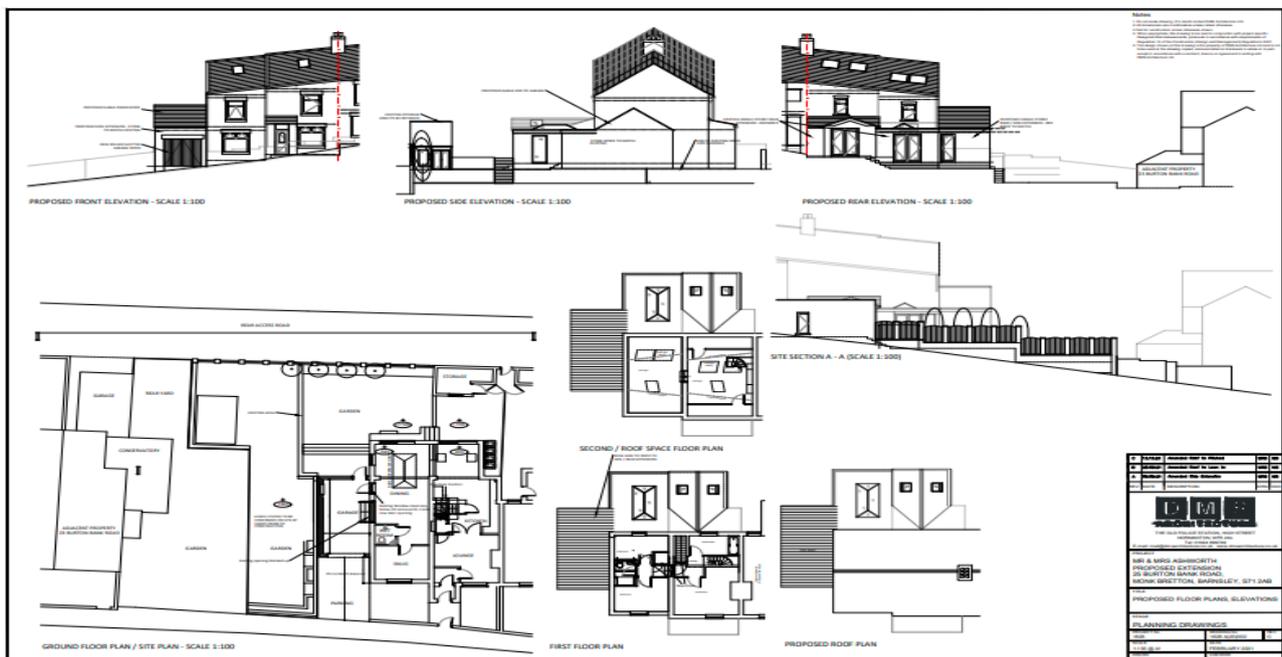
Single storey side extension to form attached garage

## Site Description

The dwelling is a two-storey semi-detached end-terrace dwelling located in Monk Bretton. Burton Bank Road has a consistent street scene with the dwelling set in a run of identical terraced dwellings. The dwelling benefits from a relatively large curtilage when compared to its neighbours and the surrounding topography is very steep with an increase in gradient to the north east. The dwelling has an existing two storey side extension (2011/0433) and an existing single storey rear extension (2017/1676). Both applications also entailed expansion of the curtilage to its current extent.

## Proposed Development

The applicant is seeking approval for the erection of a single storey side extension to form an attached garage. The extension will project 3.33 meters from the side (south west) elevation of the dwelling and have a width of 7.2 meters. The extension will feature a pitched roof to the front with a ridge height of 5.5 meters and an eaves height of 3.48, with a flat roof to the rear. The materials used will be stone to the front and red brick to the side and rear to match the existing dwelling.



## Planning History

2011/0433 – Change of use of land to form extension to domestic curtilage and erection of two storey side and single storey rear extension to dwelling (Approve with Conditions)

2017/1676 – Change of use of land to form extension to domestic curtilage. Erection of a single storey rear extension, detached annexe building and summer house, plus associated external works including retaining walls and new boundary treatments (Approve with Conditions)

2021/0515 – Erection of two storey side, single storey rear/side and single storey front extensions including integral garage to dwelling (Refuse)

## **Policy Context**

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

## **Local Plan Allocation – Urban Fabric**

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. 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.

***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.

## **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**

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 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 are stone to the front and red brick to the side and rear to match the existing dwelling. The extension utilises a pitched roof which is akin to the existing dwellings pitched roof and is therefore an acceptable roof type. The proposed side extension also features a set back of 2.3 meters from the front wall of the dwelling.

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 its scale in relation to the rest of the property.

The SPD states that single storey side extensions *“should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling)”*. A projection of two thirds of the original dwelling would be 3.13 meters and the proposed projection is greater at 3.33 meters. Cumulative with the existing side extension, the proposed side extension exceeds the maximum projection of two-thirds width of the original dwelling as required by the guidance within the SPD. However, the proposed extension is subordinate to the existing dwelling as well as being set back and set down. The original scheme for a two-storey side extension was refused as the visual impact from that is significantly greater than the current proposal which is modest in comparison.

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 proposed side extension is within the building line which reduces its impact significantly and there is still sufficient space to the side of the proposed extension in the form of the gardens of both 23 and 25 Burton Bank Road. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. There will be no increase in overlooking as there are no windows proposed on the side elevation facing No. 23 and the existing window and patio doors are to be removed.

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. Two off street parking spaces are provided as the garage has an internal space of 3 x 6.57 meters and the driveway to the front has a space of 3.33 x 5.55 meters. This distance to the footway is acceptable because the garage uses a roller shutter door therefore reducing the requirement from 6 meters to 5.5 meters.

### **Recommendation**

**Approve with conditions**