

2022/1079

Mr Alan Robinson

5 Coniston Close, Penistone, Barnsley, S36 8HQ

Side and rear extensions to dwelling

Site Description

The dwelling is a two-storey detached dwelling located in Penistone. Coniston Close has a consistent residential street scene with a mix of detached bungalows and dwellings present. The dwelling has a garden and a driveway to the front which leads to an integral garage to the side. To the rear is a rear garden and small patio area (to be replaced with the rear extension).

Planning History

B/76/1991/PU - Residential development (roads and sewer layout for 84 plots) (Historic)

B/77/1958/PU - Residential development (Historic)

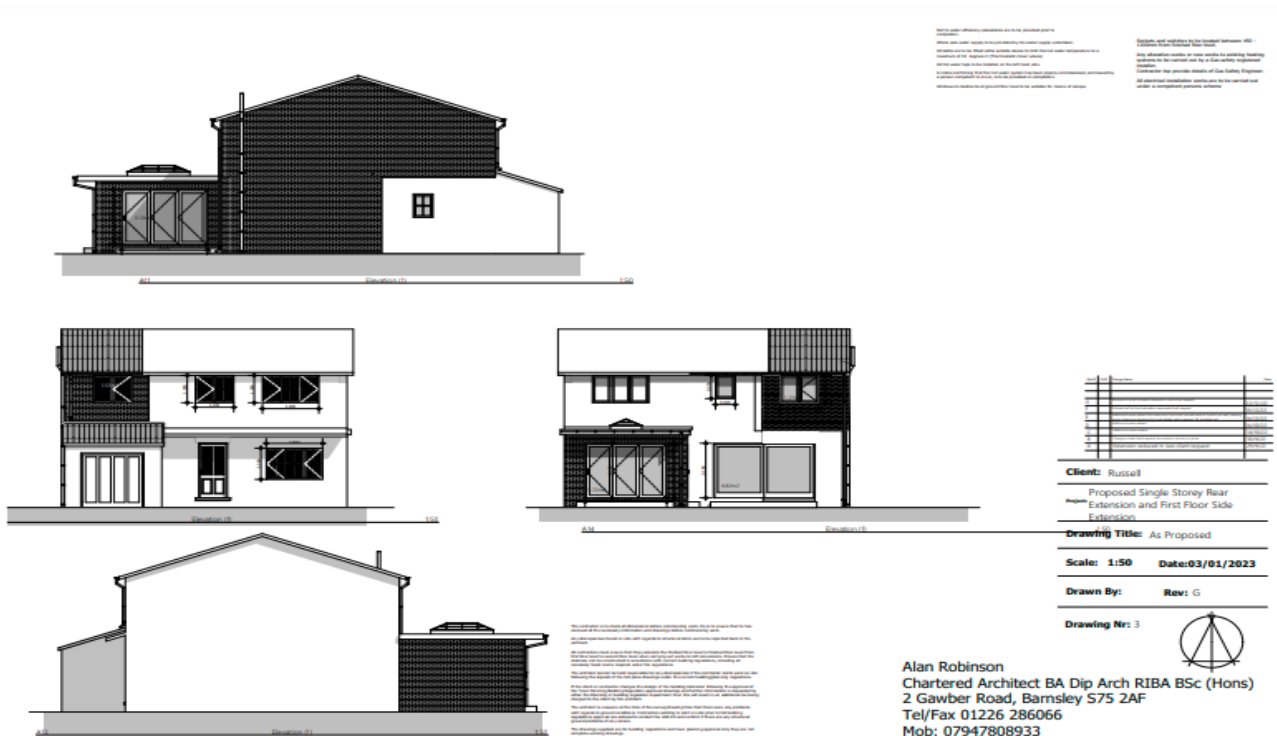
B/78/4248/PU - Residential development for 86 dwellings, roads and sewers (Historic)

B/81/1334/PU - Erection of 7 dwelling houses and garages and formation of 7 vehicular accesses (Historic)

B/83/1252/PU - Erection of 11 dwellings and garages and formation of estate road (Historic)

B/84/1665/PU - Outline for erection of five dwellings (Historic)

Proposed Development



The applicant is seeking approval for the erection of a two-storey side and single storey rear extensions. The two-storey side extension will project 2.77 meters from the side (southeast) elevation of the dwelling. The extension has a width of 8.75 meters. The extension will feature a pitched roof with a ridge height of 6.88 meters and an eaves height of 5.17 meters. The materials used for both extensions will be matching brickwork and matching roof tiles on the side extension. The single storey rear extension will project 4 meters from the rear elevation of the dwelling. The extension has a width of 3.95 meters. The extension will feature a flat roof with a total height of 3.4 meters and an eaves height of 2.8 meters.

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 – 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.

Penistone Neighbourhood Development Plan (2018-2033) – Following the successful referendum on 11 July 2019, Barnsley Metropolitan Borough Council resolved to make the Penistone Neighbourhood Development Plan on 27 August 2019. It now forms part of the statutory development plan for Barnsley Metropolitan Borough Council.

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, 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”*.

Provisions under the 'Town and Country Planning (General Permitted Development) (England) Order 2015'

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) states that a single-storey extension, extending beyond the rear of the original house by no more than 4 metres (if a detached house) or 3 meters in any other case, that are no more than 4 meters in height and built using matching materials, can be erected without a planning application.

This is an important consideration with this application as it represents a potential fallback position, whereby a single storey rear extension can be erected without planning permission, because the Government considers the impact of such development to be modest.

Consultations

Penistone Town Council were consulted and provided no response.

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 for both extensions will match the existing dwelling with matching brickwork being used and matching roof tiles proposed for the two-storey side extension.

The SPD states *"all two-storey side extensions should therefore have a pitched roof following the form of the existing roof"*. The proposed extension utilises a pitched roof which follows the form of the existing dwelling's pitched roof and is aligned at the eaves. The roof should also be set down from the main roof line however there are various examples in the street scene of side extensions that are not set down and have been built flush with a continuation of the main roof line.

The SPD states *"to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling"*. The two-storey side extension isn't setback from the front wall of the dwelling at first floor level however at ground floor level the existing elevation protrudes the main front wall and therefore some element of a setback is established. Furthermore, a two-storey side extension in the immediate street scene at (1 Coniston Close) also doesn't feature a setback. In addition, 3 Coniston Close also has a first floor above the garage which isn't set back. Given numbers 1, 3 and 5, are the same 'style' of properties and are in a row it is not considered that the lack of set back in this particular instance is of detriment to the property or the street scene given the existing situation.

The SPD states that *"the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling"* in order to ensure subordination and that the original dwelling stays as the dominant feature. A projection of two thirds the original dwelling is 4.23 meters, and the proposed projection is less than this at 2.77 meters and therefore acceptable.

The proposed extensions partially conform to the SPD in terms of the external materials and projection; however, they will have little impact upon the character of the street scene due to the harmony with the existing dwelling as the extensions are modest when compared to the scale of the existing. The addition of other similar extensions in the street scene lessens the impact of the lack of a set down and setback to the point where the impact is not deemed significantly detrimental. 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 neighbouring properties. The proposed side extension won't have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing and the extension does not project beyond the existing front or rear elevations of the dwelling. The impact of overlooking is minimal as no windows are proposed on the side elevation of the extension at first floor level.

The SPD states 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 single storey rear extension is to be fairly limited and in line with permitted development rights. 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. Although the part conversion of the garage will remove a parking space, there is room for the driveway to be widened to accommodate 2 vehicles. The applicant is currently going through the process of getting the drop kerb widened to do this.

Recommendation

Approve with conditions