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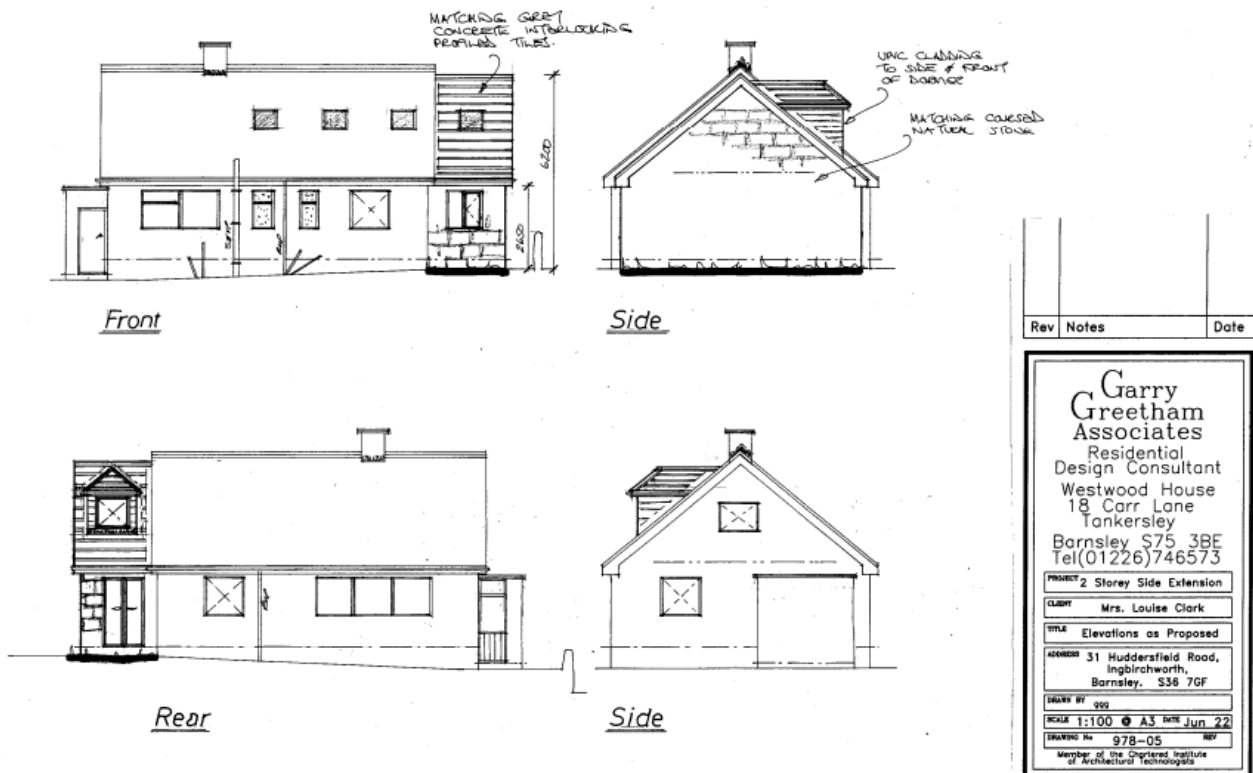
Erection of side extension including dormer extension

Site Description

The dwelling is a detached bungalow located in Ingbirchworth. This section of Huddersfield Road has a mixed residential street scene with a mix of dwelling types and materials used. The dwelling is accessed off Wellthorne Avenue and has two existing side extensions with one in the form of a detached garage that is to be replaced.

Proposed Development

The applicant is seeking approval for the erection of a side extension and dormer window. The extension will project 2.5 meters from the side (northwest) elevation of the dwelling. The extension has a width of 7.6 meters. The extension will feature a pitched roof with a ridge height of 6.2 meters and an eaves height of 2.6 meters. The materials used will be matching brickwork and roof tiles.



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.

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

Highways Development Control (DC) were consulted and raised no objections subject to conditions.

Gunthwaite and Ingbirchworth Parish 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 will match the existing dwelling with matching brickwork and roof tiles being used. 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 is set down from the main roof line and is aligned at the eaves.

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 side extension is setback 0.3 meters from the front wall of the dwelling and 0.3 meters from the rear wall of the dwelling. Although not the recommended 0.5 meters this setback is acceptable in this circumstance as this arrangement allows for a balanced building form.

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 so that the original dwelling remains dominant. A projection of two thirds of the original dwelling would be 6.73 meters and the proposed projection is 2.5 meters. This projection is therefore acceptable.

The proposed extension mainly, but not totally, conforms to the SPD in terms of its external materials, roof type, projection and setback however it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and having a modest projection set to the side 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 raised from the neighbouring properties. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. Overlooking from the proposed extension will be limited as no windows are proposed on the side elevation of the extension.

The SPD states that *“habitable rooms should be taken to include: lounge/living room, dining room, kitchen, bedroom and study and a distance of 12 metres should be maintained to a blank gable wall”*. In the case the side elevation of the proposed side extension is a blank gable wall with habitable room windows being present on the adjacent dwellings (38 and 40 Wellthorne Avenue). The existing distance between the dwellings with the inclusion of the existing garage (to be replaced) is approximately 8 meters therefore 4 meters short of the recommended distance. Without the garage the recommendation is still breached at approximately 11 meters.

With the addition of the side extension the distance between the dwellings will be approximately 8.5 meters therefore 0.5 meters greater than is existing. As a result of this the question in terms of harm to residential amenity comes in the form of the proposed extension being two-storey as opposed to the single storey garage. It is deemed that the two-storey element of the extension will not cause a significant detrimental impact to the neighbouring properties over and above the impact that is existing due to the position of the dwellings exceeding the recommended distance. Therefore, on balance this impact is not deemed substantial to warrant the refusal of the application.

The proposed dormer window partially conforms to the requirements of the SPD given that it will be pitched roof in format, set down from the roof line and set back from the eaves at least 0.5m. It is also recommended that it is setback from the gable end by 0.5 meters which in this case it is set at 0.35 meters away. This will not have a significant impact as the proposed side extension has a modest projection and the proposed dormer window is not large and is balanced within the roof plane. 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