

2023/0595

Mr Matthew Haydn Childs

3 Redland Grove, Staincross, Barnsley, S75 6LZ

**Erection of two storey side extension and single storey front porch extension.**

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### Site Description

3 Redland Grove is a two-storey semi-detached property located in Staincross and in an area that is principally residential with Lane End Quarry – an area of greenspace – located to the north of the application site.

Redland Grove forms a cul-de-sac and comprises other two-storey semi-detached and detached dwellings. Redland Grove has a varied street scene with properties constructed of stone and red brick featuring pitched and gable roofs that utilise grey concrete/ slate roof tiles. Properties are sited in staggered building lines and vary in scale with varying ridge heights that step downwards from west-to-east due to the topography of the area. Additionally, properties to the south of Redland Grove are set lower within the street scene as the topography descends north-to-south.

The application site is positioned to the south side of Redland Grove. The dwelling is brick-built utilising red coloured brickwork and features a pitched roof utilising grey concrete roof tiles. It is fronted by a driveway with an existing attached flat roof garage to the side with garden space to the rear.



### Planning History

- 2010/0667 - storey and extensions to with

### Proposed

An application for storey side single storey front approved under

2010/0667; however, the proposals submitted under the current application are materially different and will be considered as such.

Erection of side two front single storey dwelling. – Approved conditions.

### Development

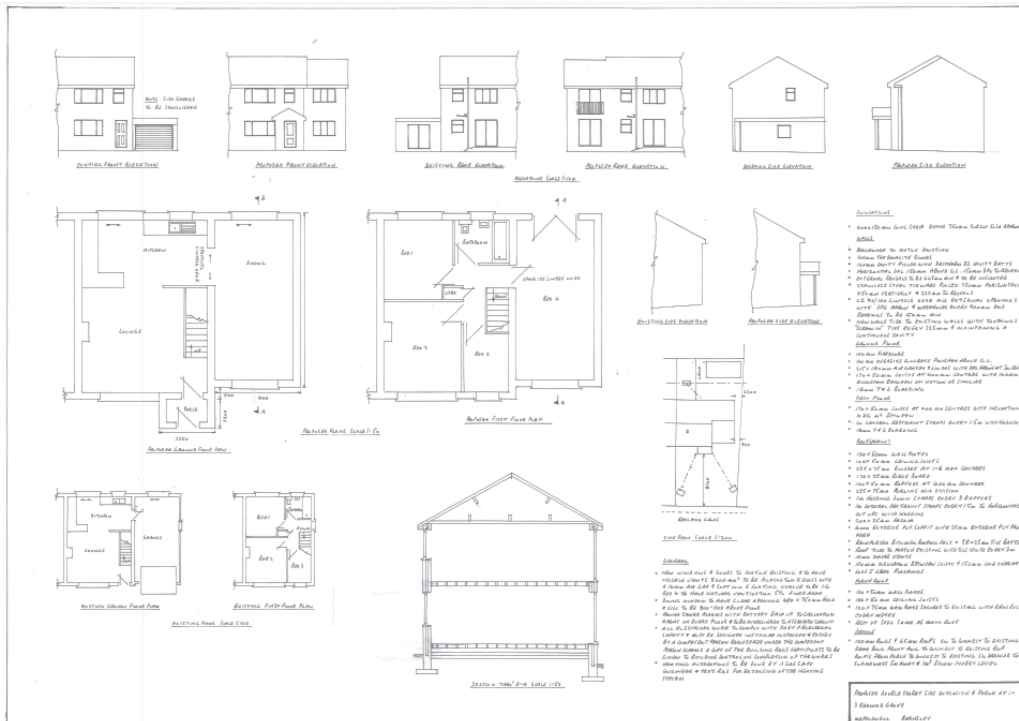
the erection of a two-extension and a extension were planning application

The applicant is seeking approval for the erection of a two-storey extension to the side of the property and the erection of a porch to the front.

The proposed porch would project from the main front wall of the dwelling by approximately 1.2 metres and have a width of approximately 2.3 metres. It would feature an apex roof with an approximate eaves and ridge height of 2.4 metres and 3.4 metres respectively.

The proposed two-storey side extension would project from the western side elevation of the dwelling by approximately 3.4 metres and extend the length of the property by approximately 7 metres. It would be setback from the main front wall of the dwelling by approximately 0.5 metres and would feature a pitched roof with an approximate eaves and ridge height of 5.2 metres and 7.5 metres respectively.

The proposals would use external materials including red brickwork and grey concrete roof tiles.



## Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 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

The site is allocated as Urban Fabric within the adopted Local Plan, which has no specific land allocation and therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

#### 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; reflecting the principles of the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

#### Supplementary Planning Document: Parking

This document establishes parking standards in relation to development size and type, specifically larger homes require a greater parking provision.

#### 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.***

### **Consultations**

Highways DC were consulted on this application and offered no objection subject to the inclusion of a condition.

### **Representations**

Neighbour notification letters were sent to surrounding properties and no responses 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; therefore, 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.

### Residential Amenity

Proposals for extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that two-storey extensions to the side of a dwelling '*should not have an excessive sideways projection (i.e., more than two thirds the width of the original dwelling).*'

In this instance, the original dwelling has a width of approximately 5.6 metres and the proposed two-storey side extension would have an approximate sideways projection of 3.4 metres. The proposals, therefore, would not exceed more than two thirds the width of the original dwelling (approximately 3.5 metres).

The proposed extension would project from the western side elevation of the original dwelling and be located to the east of adjacent neighbouring property 266 New Road and north of neighbouring properties 260, 262 and 264 New Road. Generally, extensions that are not located to the south, south-east or south-west of neighbouring properties are expected to have a lesser impact regarding overshadowing due to the movement of the sun path. However, in this instance, it is acknowledged that some overshadowing could occur due to the proximity of the extension to the shared boundary line with 266 New Road; however, impacts are expected to occur would be limited to early morning and are likely to be restricted to a small area of the adjacent rear garden space. The remainder of the rear garden space and the dwelling itself are expected to remain largely unaffected.

Regarding overlooking and loss of privacy the SPD states that '*12 metres should be maintained to a blank gable wall and 10 metres should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary, and windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows.*'

In this instance, the proposed extension would maintain approximately 7.3 metres between the first-floor rear facing windows and the rear (southern) boundary and approximately 29 metres between the first-floor rear facing windows and habitable room windows of neighbouring properties (260, 262 and 264 New Road) located directly south of the application site. The proposals would, therefore, only partially meet the guidance of the SPD. Whilst it is acknowledged that the maintained distance to the rear boundary could contribute to some overlooking, the proposed extension would not extend beyond the rear elevation of the original dwelling; therefore, potential impacts are not considered to be significantly different from existing levels of impact. Additionally, neighbouring properties to the south benefit from modest sized plots that accommodate various outbuildings where the dwellings would be sufficiently distanced from the application site as to limit impacts to habitable room windows. There would also be no new windows inserted within the western side elevation of the proposed extension. As such, it is considered that privacy would be maintained to a reasonable degree. Furthermore, neighbouring properties were consulted on the proposals, including 260, 262, 264 and 266 New Road and no representations were received.

The proposals also include a provision for a first-floor Juliet balcony located on the rear elevation of the proposed side extension. The Juliet balcony could be implemented using permitted development rights and is, therefore, not a material consideration in the assessment of this application.

The proposed extension would not be positioned or built in proximity to any habitable room windows belonging to any neighbouring properties; as such, it is not considered that the proposed extension would result in reduced levels of outlook.

The proposed porch is relatively small and would fulfil the traditional function of providing shelter to the front door. It would be positioned away from the boundary line shared with 1 Redland Grove and would not include windows in either side elevations; therefore, it is not considered that the porch would contribute to significantly increased levels of overshadowing and is unlikely to impact existing amenity levels regarding privacy and outlook.

Therefore, the proposals, considered together, are not considered to be overbearing resulting in increased overshadowing, overlooking or reduced levels of outlook that would significantly increase beyond existing levels of impact that are likely to be experienced and tolerated.

The proposals are, therefore, considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

### Visual Amenity

The proposed extension would be visible from the public realm of Redland Grove.

The SPD states that *'materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible'*.

The proposals show that the external materials to be used, including red coloured brickwork and grey concrete roof tiles would match or be of a similar appearance to the external materials used in the construction of the original dwelling.

The SPD also states that *'all two-storey side extensions should have a pitched roof following the form of the existing roof and that 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 0.5 metres from the main front wall of the dwelling. Where practicable a side extension should also be set in by one metre from the side boundary with an adjacent property, and that where the rear elevation of the dwelling is clearly visible, a further setback of at least 0.5 metres should be provided to ensure that the extension remains subordinate and to avoid the unsightly bonding of old and new materials.'*

In this instance, the proposed two-storey side extension would feature a pitched roof that would sympathetically reflect the style and pitch of the roof of the original dwelling. A setback of approximately 0.5 metres from the main front wall of the original dwelling would be provided and the proposed extension would adopt a lower ridge height. An approximate set in from the western side boundary of 0.8 metres (front) and 1.2 metres (rear) would be provided. Whilst a one metre set-in would not be maintained along the western boundary, it is not considered practicable due to the constraints of the site and the distances proposed are considered sufficient to avoid a terracing effect.

Additionally, the SPD states *"Porches which fulfil their traditional function of providing shelter for the front door are normally acceptable as long as they respect the design and external finishes of the original dwelling."*

In this instance, the proposed porch would feature an apex roof that would sympathetically reflect the style and pitch of the roof of the original dwelling and would use external materials that would match or be of a similar appearance to those used in the construction of the original dwelling.

Overall, the proposals are proportionate to the scale of the original dwelling and would remain subordinate, adopting sympathetic features and external materials that reflect the style and character of the original dwelling and broader street scene.

The proposals, therefore, are considered sympathetic to the main dwelling and consistent with the character of the street scene and are considered acceptable and in compliance with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

### Highway Safety

The application site benefits from an existing driveway to the front and an existing attached garage to the side of the dwelling providing off-street parking spaces.

Generally, three-bedroom properties or larger are expected to provide at least two off-street parking spaces within the curtilage of the dwelling. It is acknowledged that the proposals would result in the loss of an existing garage space, however, the driveway to the front of the property is of sufficient size to accommodate the parking of two vehicles; as such, it is considered that highways safety would be maintained to a reasonable degree.

The proposals, therefore, are considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

### **Recommendation**

**Approve with Conditions**