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Neil Oliver

New single storey extension to rear of existing dwelling house

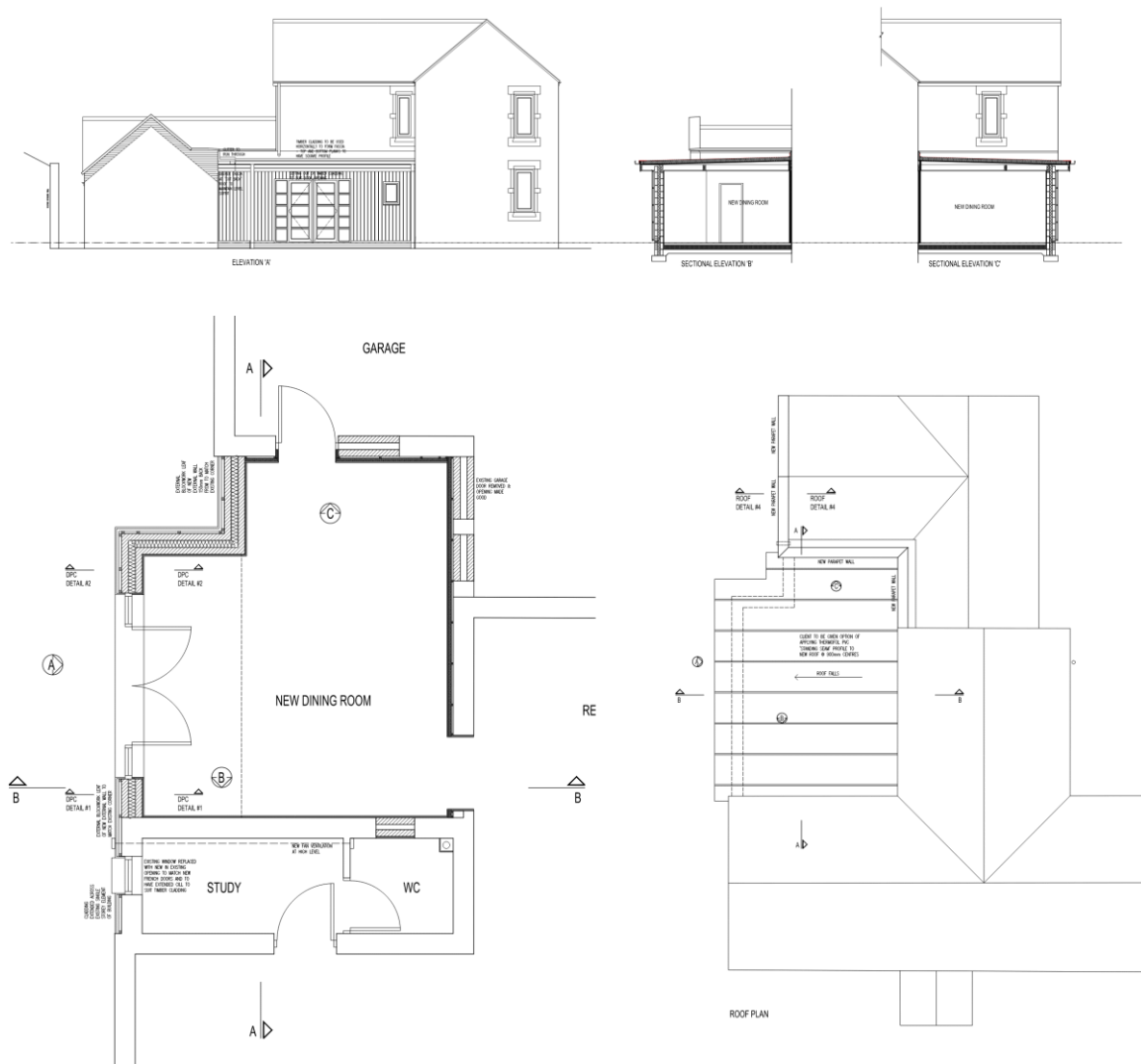
17 Bank End Road, Worsbrough Dale, Barnsley, S70 4QH

Site Description

The application relates to a large detached dwelling located on the Northern side of Bank End Road in Worsbrough Dale. The property sits at an elevated position to the highway and is served by a private access drive.

Proposed Development

The applicant is seeking permission for the erection of a single storey extension to the rear of the dwelling. The extension will have a rearward projection of 5.3m and project along the rear elevation by 7m, filling the gap between the original house and an existing extension. The extension will have a shallow pitch lean-to roof, with eaves and ridge of 2.5m and 3m respectively. Timber cladding materials are proposed.



Policy Context

Local Plan Allocation – Urban Fabric

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

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted 2000) and the Core Strategy (adopted 2011).

Local Plan 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 (SPD) – House Extensions 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 extensions 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.

SPD – House Extensions states that to combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled. Extensions to the rear of detached dwellings will be assessed on their design merits where neighbouring properties are not detrimentally affected.

These policies are considered to reflect the principles in the revised in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Representations

None

Assessment

Principle of Development

The site is allocated as Urban Fabric in the adopted Local Plan. As such extensions and alterations to a domestic property are acceptable in principle providing, 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.

Residential Amenity

Extensions to dwellings are considered on the basis of overshadowing, loss of privacy and outlook. The extension is not of an excessive size or scale and sits within the existing footprint of the dwelling, in filling the gap between the Northern and Southern sections. Furthermore, the dwelling is the only property within the site with no other buildings close by. As such, it is highly unlikely to have a significantly detrimental effect on the amenity of the neighbouring property and so is considered acceptable.

Visual Amenity

The extension is located on the rear elevation of the dwelling, sits at elevated but well-screened position from Bank End Road and so cannot be easily viewed from public vantage points. Although the design and proposed materials contrast with the original dwelling, its position in relation to the main property and highway means that the impact on the street scene will not be significantly detrimental.

Recommendation

Approve – subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the approved plans (Job No, 020-005, Drawing No. 020-038-AAD-ZZ-DR-A-005-P01 and 020-038-AAD-ZZ-DR-A-006-P01) and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The external materials shall match those detailed in Drawing No 020-038-AAD-ZZ-DR-A-006-P01

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

4. Fencing for the protection of trees shall be erected before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality, in accordance with Local Plan Policy D1 High Quality Design and Place Making.

