2022/0360

Ms Leigh Dickenson

45 Ivy Bank Close, Ingbirchworth, Barnsley, S36 7GT

Single storey side extension

Site Description

The dwelling is a two-storey semi-detached dwelling located in Inbirchworth. Ivy Bank Close has a consistent residential street scene. The dwelling has a front porch extension and a small garden to the front and a small driveway and detached garage to the side. The rear garden extends around to the side and is separated from the driveway by a stone wall.

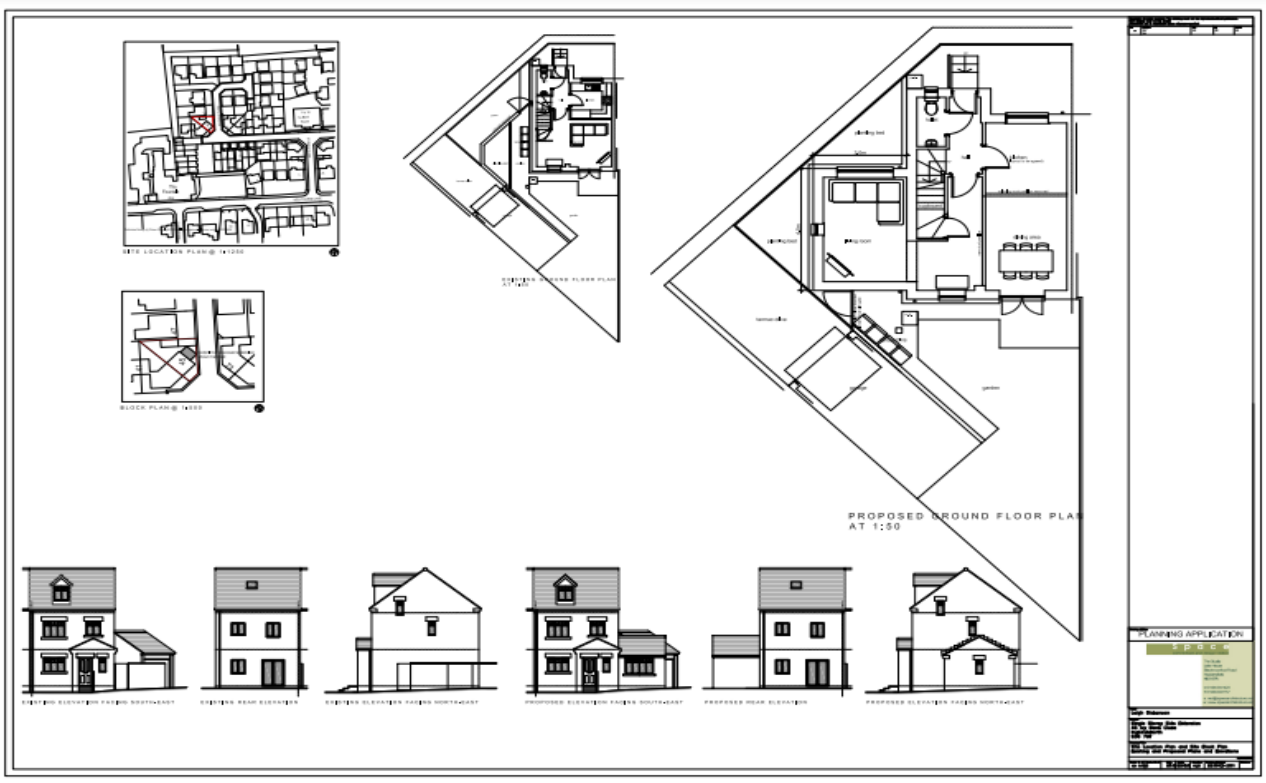
Planning History

B/04/1996/PR - Residential development and construction of a shop unit (Outline) (Approved Subject to Legal Agreement)

2007/1090 - Residential Development of 74 dwellings (Reserved Matters) (Approved with Conditions)

Proposed Development

The applicant is seeking approval for the erection of a single storey side extension. The extension will project 3 meters from the side (northeast) elevation of the dwelling. The extension has a width of 4.5 meters. The extension will feature a pitched roof with a ridge height of 4 meters and an eaves height of 2.33 meters. The materials used will be matching stone 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

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 stone and roof tiles being used. The extension utilises a pitched roof which is akin to the existing dwellings pitched roof and therefore an acceptable roof type.

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)"* in order to ensure subordinance and so that the original dwelling stays as the dominant feature. A projection of two thirds of the original dwelling would be 3.53 meters and the proposed projection is less than this at 3 meters. This projection is therefore acceptable.

The proposed extension conforms to the SPD in terms of its external materials, roof type and projection therefore it will have little impact upon the character of the street scene due to the harmony with the existing dwelling. Although visible to the side of the dwelling the impact upon the street scene will not be detrimental as the extension is subservient to the host dwelling and not of an excessive size or scale. 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 extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing and no dwelling is set in the direction of the side extension. In terms of overlooking the windows proposed on the front and side elevations are reflective of other windows on these elevations. 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. The driveway from the opposite dwelling (73 Ivy Bank Close) has less visibility than the driveway of the host dwelling would with the addition of the extension. Also, adequate pedestrian visibility splays are maintained however the triangular area between the driveway and extension is labelled as 'planting bed' therefore in order to retain pedestrian visibility splays nothing should be planted or erected that exceeds 0.6 meters in height.

The SPD states that *"on corner plots the sideways projection or a single storey side extension should not exceed more than half the width of the existing gap between the original dwelling and the side boundary"* This distance varies across the existing side elevation with a measurement of half the distance ranging from 0.5 meters to 3.75 meters. The extension is within this range at 3 meters and in this circumstance is acceptable and would not be detrimental to highway safety.

Recommendation

Approve with conditions