

2022/0276

Mr Neil Duffield

33 Stonehill Rise, Cudworth, Barnsley, S72 8JE

Single storey side and rear extensions to dwelling

Site Description

The dwelling is a single storey detached dwelling located in Cudworth. Stonehill Rise has a consistent street scene featuring dwellings of differing sizes that share similar external materials. The dwelling has a driveway to the front which leads to an existing attached garage. To the side is an existing conservatory extension (to be replaced) and a garden area.

Planning History

B/80/0376/CU - Residential development and formation of new access road (Historic)

B/82/1293/CU - Erection of 60 dwellings and 6 garages (Historic)

2006/1979 - Erection of single storey rear extension incorporating double garage to dwelling (Approve with Conditions)

Proposed Development

The applicant is seeking approval for the erection of a single storey side/rear extension. The extension will project 3.60 meters from the side (west) elevation of the dwelling with an infill of 9.75 meters to the side at the rear. The extension has a width of 9.5 meters. The extension will feature a pitched roof with a ridge height of 4.08 meters and an eaves height of 2.25 meters as well as a flat roof with a maximum height of 2.7 meters. The materials used will match the existing dwelling.

Drawing No.	Rev No.
WHD001	003

BRICK TO MATCH EXISTING

PROPOSED FRONT ELEVATION
SCALE 1:100 AT A3

RUBBER FLAT ROOF

BRICK TO MATCH EXISTING

PROPOSED PART REAR ELEVATION
SCALE 1:100 AT A3

PROPOSED END ELEVATION
SCALE 1:100 AT A3

NOTES	
1. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND APPROVED DOCUMENTS.	
2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.	
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MR. N. DUFFIELD	
33 STONEHILL RISE CUDWORTH BARNSELEY S72 8JE	
PROPOSED SINGLE STOREY SIDE & REAR EXTENSION	
PLANNING	
FIRST ISSUE	
DATE	01/03/2022
BY	WHD001
FOR	003

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

No consultees were consulted for this application.

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. The extension utilises a pitched roof which is akin to the existing dwelling as well as a flat roof. Flat roofs are not a supported roof type due to flat roofs being an inferior form of construction however in this circumstance it is acceptable as it won't be visible from public vantage points.

The proposed extension partially conforms to the SPD in terms of its external materials and roof type, however it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being set to the side/rear of the property which is not present in the street scene of Stonehill Rise.

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 SPD states that *“extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected”*. The design of the extension is in keeping with the existing dwelling. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The sideways projection replaces an existing conservatory and there is no dwelling set to that side of the host dwelling.

The SPD states that *“extensions and outbuildings should not take up a disproportionate amount of private rear garden space and as a general principle should allow the retention of at least half the garden area”*. Sufficient garden area/amenity space is retained as the space lost to the rear is of low quality due to its size, shape and relationship to the rest of the space and dwelling. However, it is

recommended that permitted development rights are removed by condition to ensure the remaining amenity space is retained to prevent over-development of the plot and ensure there is adequate private amenity areas to serve the host dwelling.

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. There is still the provision of two off street parking spaces after the garage conversion.

Recommendation

Approve with conditions