

2021/0963

Mr Thangarajah Pirabakaran

6 Norcross Gardens, Darfield, Barnsley, S73 9NY

Single storey rear extensions, erection of detached outbuilding, new access and boundary wall

Site Description

The dwelling is a two-storey detached dwelling located in Darfield. Norcross Gardens has a consistent street scene featuring other detached dwellings that share similar external materials. The dwelling has a driveway to the front which leads to an integral double garage. To the side (south) is a garden which continues to the rear. To the rear are trees protected as TPO 14/1994.

Planning History

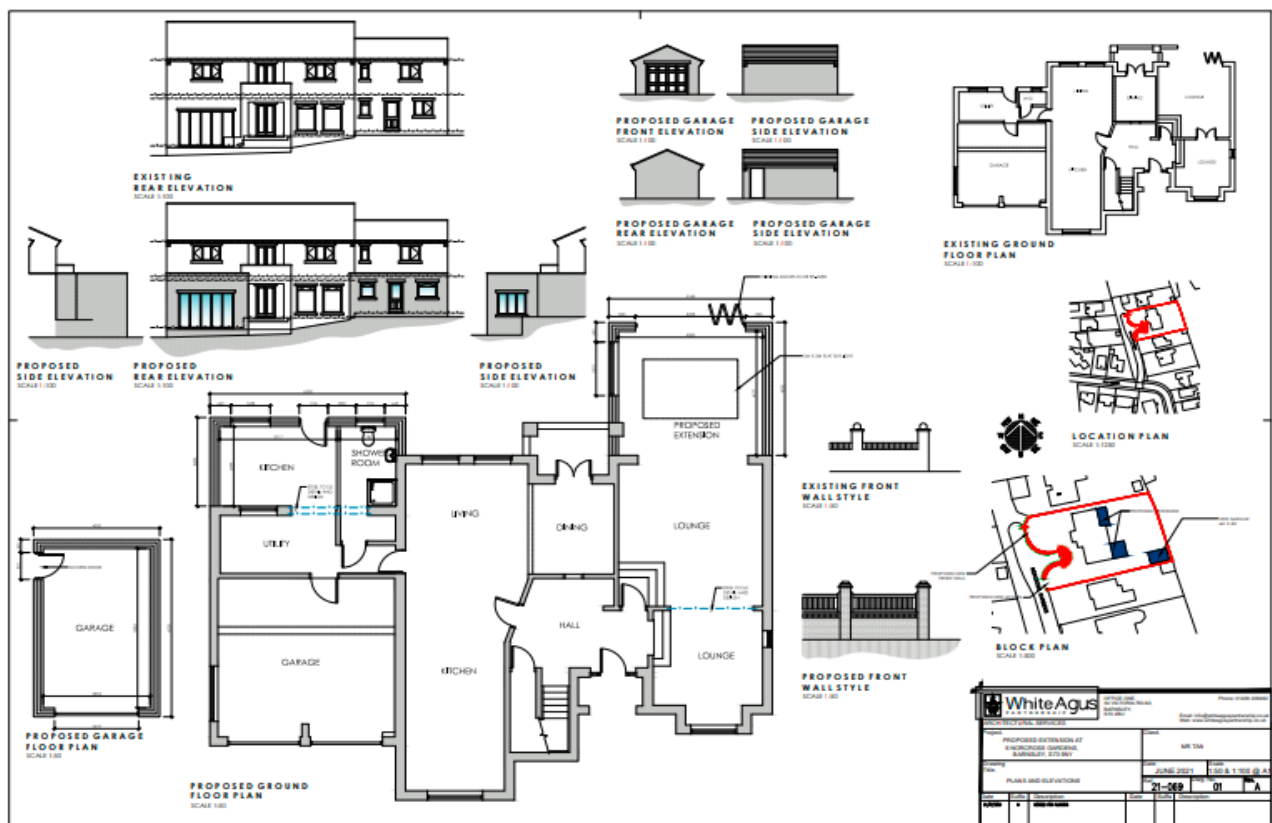
B/83/0859/DA - Erection of dwelling (Refuse)

B/94/1322/DA - (Description unknown) (Historic)

B/98/0468/DA - Residential Development (Outline) (Historic)

B/00/0486/DA - Erection of detached house with integral double garage (Historic)

Proposed Development



The applicant is seeking approval for the erection of a two single storey rear extensions, a detached outbuilding, new access and replacement front boundary wall. The northerly rear extension will project 3 meters from the rear elevation of the dwelling. The extension has a width of 6.2 meters and will feature a flat roof with a total height of 3 meters.

The southerly rear extension will project 4.5 meters from the rear elevation of the dwelling. The extension has a width of 5.2 meters and will feature a flat roof with a total height of 4.37 meters. The materials used for both rear extensions will be matching brickwork.

The outbuilding will be located to the southeast of the dwelling at a distance of approximately 7.5 meters from the proposed rear elevation. The outbuilding has a length of 6 meters and a width of 4 meters. The outbuilding will feature a pitched roof with a ridge height of 3.33 meters and an eaves height of 2.25 meters. The materials used will be matching brickwork and roof tiles to the dwelling.

The replacement front boundary wall will be similar in design to the existing but with an increase in height which is proposed to be a total height of 1.97 meters. The new access will be set to the south of the frontage and lead to the proposed outbuilding.

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"*.

Provisions under the 'Town and Country Planning (General Permitted Development) (England) Order 2015'

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) states that a single-storey extension, extending beyond the rear of the original house by no more than 4 metres (if a detached house) or 3 meters in any other case and are no more than 4 meters in height, can be erected without the need to submit a planning application. This is an important consideration with this application as it represents a potential fallback position, whereby a single storey rear extension can be erected without planning permission, because the Government considers the impact of such development to be modest.

Consultations

The LPA's Forestry Officer and Highways Development Control (DC) were consulted, both raised no objections subject to conditions.

Representations

Neighbour notification letters were sent to surrounding properties, no comments were received.

Assessment

Principle of Development

The site falls within urban fabric as such, extensions to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host dwelling and are not detrimental to the amenity afforded to neighbours.

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 for both extensions will match the existing dwelling with matching brickwork being used. Both extensions utilise flat roofs which although are not supported by the SPD as an acceptable roof type due to flat roofs being an inferior form of construction, are acceptable in this circumstance because the roofs are on the rear elevation and would not be highly visible from public vantage points.

The proposed extensions partially conform to the SPD in terms of the external materials and roof type, however the dwelling as proposed will have little impact upon the character of the street scene as the flat roofs are set to the rear of the dwelling and therefore will not be visible in the street scene.

The SPD states that *"detached garages should relate sympathetically to the main dwelling in style, proportions and external finishes. In most cases, it will not be appropriate for a garage to be sited between the house and the road"*. The materials used are suitable for the use. The proposed garage is to be located to the southeast of the site away from the highway. The ridge height is modest from the highest point of the ground level and maintains a balanced building in terms of the ratio of eaves to ridge heights. Given that garage is set back from the highway and not located within a highly prominent position within the street scene, it is not considered that the garage would have a significantly detrimental impact on the character of the street scene.

Although the proposed boundary wall is to be increased in height, the height of the pillars (increasing by 0.33 meters) along with infill panels (increasing by 0.56 meters) are little different to the neighbouring property and given that only one property is served further along the private access the potential for vehicle and pedestrian conflict is minimal. Also, the increase in height will not be significantly detrimental to the character of the street scene due to being set towards the end of the street which further inclines therefore increasing the ground level of the continued wall to the north.

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 extensions is in keeping with the existing dwelling and features of the existing rear elevation are replicated. The proposed extensions will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing.

In terms of overlooking there will be no significant increase over what is existing with the only side window looking onto the garden rather than directly onto a neighbouring property. The rear extensions carry forward features of the existing rear elevation.

The SPD states that *"detached garages should be single storey structures and the eaves height should not normally exceed 2.5m from ground level"*, the proposed garage is in line with the above recommendation and therefore acceptable. The proposed garage will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The garage will be partially screened by the existing boundary fence.

The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Impact upon TPO

The proposed extensions as noted in the arboricultural impact assessment will not impact on the trees (TPO 14/1994). The proposed new garage however is located in the rooting areas of the protected trees (specifically G2) and as such the arboricultural impact assessment notes that minimal/no dig construction will be required to ensure the trees are not damaged. This is necessary given the limitations of the trees off site which would be impacted specialist foundation techniques must be utilised.

With specialist foundation types being used then the application is acceptable in terms of its impact upon the TPO subject to the production of an arboricultural method statement detailing the protection measures and construction methodologies.

Highway Safety

The proposals do not have a detrimental effect on the ample parking and turning provision within the site. Although the proposed boundary wall is slightly higher than existing, the height of the pillars along with infill panels are little different to the neighbouring property and given that only one property is served further along the private access the potential for vehicle and pedestrian conflict is minimal. The proposals are therefore considered acceptable from a highways point of view

Recommendation

Approve with conditions