

2022/0113

Williams

Neeron, 71 Darton Lane, Darton, Barnsley, S75 5AL

First floor extension to create two storey dwelling, side extension and other modifications

Site Description

The dwelling is a single storey detached dwelling located in Darton. Darton Lane (B6131) has a consistent street scene with the dwelling being the last in a run of five individually designed dwellings that are well setback from the highway. The dwelling sits within a large plot and has a driveway leading to an integral garage. The dwelling has an existing single storey side extension.

Proposed Development



The applicant is seeking approval for the erection of a first-floor extension to create a two-storey dwelling and a side extension. The eaves height of the dwelling will increase 2.45 meters from 2.8 meters to 5.25 meters. The ridge height of the dwelling will increase 4.83 meters from 4.72 meters to 9.55 meters. Two pitched are proposed to project forwards of the main ridge line one with the same eaves and ridge and one with a smaller ridge at 9.25 meters. A first-floor balcony is also proposed on the front elevation to be 3.3 meters above ground level with a width of 7.5 meters.

The side extension will project 4.35 meters from the side (northwest) elevation of the dwelling. The extension has a width of 9.2 meters. The extension will feature a flat roof with a total height of 3.85 meters and an eaves height of 3.35 meters. The materials used will be stone.

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, two objections and two comments were received and in summary raised the following points;

- The proposed development will impact upon privacy of neighbouring properties.
- Noise from the development will cause disturbance.
- The street (Lower High Royds) to the north and some properties on it have been under pinned, the street is unstable as it suffered sink holes and any work to build a large house on this site would cause land movement.
- Concerns of potential overlooking to and from first floor rear windows on the proposed development.
- There are a number of trees located behind the subject property which will provide some privacy to the development however, these are Deciduous & will only provide privacy for part of the year.
- The site is in a residential area where many residents work from home so if the works are to go ahead appropriate restrictions on working hours & noise levels should be considered.
- Works/deliveries/undertakings in respect of the development are not carried out from the rear of the site (via Lower High Royds) as recent works to replace the fence at the rear of the property were carried out via Lower High Royds which caused some disruption & safety concerns from vehicle movements.

With regards to land movements the site in is a low-risk development area as identified by the Coal Authority. It is noted that a certain section of Lower High Royds is in a high-risk area however this does not share a boundary with the site.

Additionally, this is a householder planning application, and a construction method statement does not need to be submitted for the application to be valid. Therefore, this planning application cannot control construction arrangements on site.

Furthermore because of this the planting or removal of trees cannot be controlled either and none of the trees in or around the site are TPO protected. Decisions made with regards to the planting or removal of trees comes down to the landowner.

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 partially match the existing dwelling as the stone at first floor level on the front elevation is to be maintained and the boarding is to be used which is also an existing feature. The new materials come in the form of render however on the front elevation which is the most important for its impact upon the character of the street scene its use is limited and well distributed between the rest of the materials. Additionally, render is present in the street scene of Darton Lane as it is featured on front elevations of the neighbouring dwellings and therefore its use won't create an anomalous feature.

Furthermore, it is considered that the addition of the first floor and raising the roof of the property is acceptable and would not appear overly prominent within the street scene even though the dwelling will be significantly increased in height from the existing. Also, two-storey dwellings are present on Darton Lane and to the rear of the site on Lower High Royds. Due to the heights, materials and design of dwellings within both street scenes the proposed raising of the roof is not expected to look out of character nor be detrimental to visual amenity.

The extension utilises a pitched roof in the same design as the existing dwellings pitched roof. The front gable projection is also maintained and replicated on the other side of the dwelling to offer greater balance to the front elevation dwelling. 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 being set in a large plot and the neighbouring dwellings on Darton Lane also being two-storey.

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

Whilst the proposed upwards extension increases the size and scale of the dwelling, it would not cause significant harm in terms of overshadowing or being overbearing as the neighbouring dwellings to the rear are set at a significant distance away from the host dwelling due to its large plot. The distance between the host dwelling and the neighbouring dwellings to the rear is in excess of 21 meters which complies with the separation distances set out within the SPD in order to prevent any overlooking and overbearing impacts. Also, the dwellings to the west are set in line with the dwelling. Additionally, all the neighbouring dwellings both on Darton Lane and Lower High Royds are existing two-storey dwellings.

In terms of overlooking the proposed first floor windows on the rear elevation won't cause significant overlooking of properties on Lower High Royds. This is because the land level raises up towards Lower High Royds and the proposal includes a large roof space which lowers the height of the first-floor rear windows in relation to the overall height of the dwelling. The proposed balcony on the front elevation won't cause any significant overlooking as no properties are set to the front of the dwelling and there is a significant distance between the dwelling and Darton Lane. In terms of the proposed side extension this is replacing an existing side extension and only looks onto the side elevation of the neighbouring 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.

Recommendation

Approve with conditions