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**2020/0874**

Mr M Ashton

Erection of a single storey side and rear extension

35 Broadway, Barnsley, S70 6QL

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### **Site Location & Description**

The property is located in a predominantly residential area on an arterial route around the town centre.

The area is a mix of detached and semi detached, single and two storey dwellings with a mix of construction materials and finishes.

The dwelling subject to this application forms one of a pair of buff brick and rendered properties located adjacent to the junction of Broadway and Woodland Drive, they are the only pair of dwellings along the southern side of Broadway that are constructed from buff brick, with the majority being constructed from red and brown brick.

The property is designed with a hipped roof, however the attached dwelling has undertaken a hip to gable extension, the pair are set back from the highway and located within a modest plot.

### **Site History**

2020/0361 – Erection of a two storey side extension and single storey rear extension – approved with conditions – May 2020.

The proposed rear extension was to project 3m from the rear elevation, and to be designed with a lean to roof with a height of 2.1m to the eaves and 3.3m to the ridge. The two storey side extension was to be constructed from brick to match the original dwelling.

2020/1232 – Erection of a two storey side extension and single storey rear extension (resubmission of 2020/0361) – approved with conditions – Dec 2020

The difference between this application and the previous approval, is the rendering of the front elevation of the two storey side extension, the inclusion of cladding at first floor level on the rear elevation and an increase in projection of the rear extension to 4m, the inclusion of a flat parapet roof with a maximum height of 3.2m.

### **Proposed Development**

The applicant seeks retrospective planning permission for the erection of a two storey side, single storey rear extension, front canopy and changes to the external facing materials.

The two storey side extension is to project 2.5m from the side elevation extending the full depth of the property, the single storey rear extension is to project 4m from the rear elevation of the dwelling extending along the full width of the property and the side extension; it is designed with a height of 2.4m to the eaves and 3.4m to the ridge. These are the similar dimensions to those approved under the first application 2020/0361, albeit with a slightly larger projection.

The proposal also includes to extend the existing canopy to the front elevation extending the width of the side extension.

The council received a complaint that the development was not being undertaken in accordance with the approved plans, following a site visit it was clear that there was some anomalies in relation to what had been previously approved and what had been constructed.

The differences being

- The front elevation of the side extension at first floor level being weatherboarded not rendered
- The canopy extending over the front elevation of the side extension
- The rear extension being constructed with a lean to roof not a flat roof
- The rear extension not being constructed from matching facing brick – constructed from block work with the intention of render
- The inclusion of roof lights within the rear roof plane of the proposed extension
- weatherboarding was specified as Fortex Storm Grey a darker grey has been installed.

## **Policy Context**

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework (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.

### Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy SD1 Presumption in favour of Sustainable Development

### Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

## **Consultations**

None

## **Representations**

Neighbour notification letters were sent to surrounding properties; 4 letters of objection have been received relating to:

- materials out of character with the area
- not given opportunity to comment
- development not in accordance with the approved plans
- works not constituting non material amendments
- differences between all applications

## **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 on highway safety.

The principle of development has already been established with the approval of 2no applications within the last 18 months where there has been no change in adopted policy,

It is acknowledged that the development has not been constructed in accordance with the approved plans for either planning application 2020/0361 and 2020/1232, hence the submission of this retrospective application.

Irrespective what has gone before, each application is based on its own merits.

### Visual Amenity

Objections have been raised in relation to the materials used in the construction of the proposed extensions and the external alterations to the dwelling.

Whilst objections may be raised to the inclusion of cladding to the dwelling, the inclusion of cladding has already been approved on the rear elevation within the last 12 months, albeit a different colour, which was considered acceptable. It is considered that the change in colour, the inclusion of the slate grey cladding is not a material in use in the surrounding area, the pair of dwellings form an anomaly within the vicinity with the use of buff brick and render and it is considered that on balance the inclusion of the dark grey cladding harmonises more with the street scene and the dark red brick than the light grey cladding approved. In addition, the cladding forms only a small part of the front and rear elevations and it is considered that its impact is sufficient to warrant the refusal of an otherwise acceptable extension.

The rear extension has been constructed from concrete block with the intention of rendering the north western side elevation facing 33 Broadway and the south western rear elevation. The inclusion of render on the rear elevation is an acceptable construction material given that render is present on the property, in addition render provides a modern contrast to the original buff brick of the dwelling.

The side elevation of the two storey extension has been designed of a brick with a very similar appearance to that used in the construction of the original dwelling. Whilst conditions on the previous applications stated that materials were to match, given the age of the dwelling and weathering it is accepted that brick work would not match exactly, yet the bricks used have a similar visual appearance to the original dwelling and the bricks used are considered acceptable.

The roof has been re-tiled during the development of the property; the re-roofing of a dwelling does not require planning permission and there are no restrictions on the materials or colour of materials. The extension has been roofed to match the re-roof of the dwelling and is acceptable.

The Supplementary Planning Document for House Extensions states that 'the design of a two storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection, i.e. more than 2/3 the width of the original dwelling'. In this instance the proposed extension projects 2.5m from the side elevation and therefore complies with the guidance set out in the supplementary planning document.

The document also states that a two storey side extensions should have a set back from the front elevation by at least 500mm, to allow for a vertical break in the roof plane, a lowering of the ridge line and to reduce the terracing effect. The set back also lessens the unsightly bonding of old and new materials.

It is acknowledged that the dwelling is designed without a set back, however, the dwelling has a forward projection, therefore the front elevation of the extension is set back from this but is level with the rest of the front elevation, therefore the lack of set back results in no set down; an additional set back would result in a fussy front elevation with the various set backs.

Based on the above assessment it is considered that the extensions as built are considered acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making.

### Residential Amenity

The footprint, massing and scale of the extensions has been approved, in some form, under the earlier applications and has been built in accordance with the plans approved (with the exception of materials)

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1

### Other Issues

Although the objector states that they were not notified of the earlier application 2021/1232, however has checking this planning file a neighbour notification letter was issued on 30<sup>th</sup> October 2020 and no comments were received.

The second application 2020/1232 was not a retrospective application as at that time the development had not commenced, and it was purely an application to seek approval for changes to the scheme originally approved.

Reference is made within the objection to the changes being made far exceeding non-material amendments normally associated with retrospective applications.

Retrospective applications are assessed as new applications and are to regularise works which have been undertaken without prior planning consent.

The works undertaken without consent were not considered to be non-material, hence the submission of the retrospective application.

### Highway safety

The proposal does not result in the loss of off street parking or the requirement for additional provision and as such is considered acceptable in terms of its impact on highway safety

### Conclusion

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the scheme. As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

### **Recommendation**

**Approve** with conditions