2022/0823

Mr G Taylor

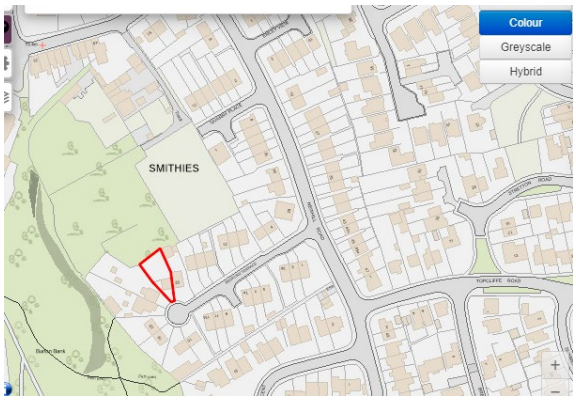
Erection of two storey rear extension, single storey side extension and the erection of detached sunroom/ store outbuilding within rear garden

26 Bedford Terrace Smithies Barnsley S71 1UQ

Site Location & Description

Bedford Terrace is a residential cul-de-sac located within a residential estate off B6132 Carlton Road. The road is characterised by a mix of property styles constructed from red brick and/or render. The neighbouring property benefits from a two-storey rear extension.

The application relates to a two-storey semi-detached rendered dwelling located within the north-western corner of the cul-de-sac. The dwelling is set back from the highway with a small front garden with a modest garden to the rear.







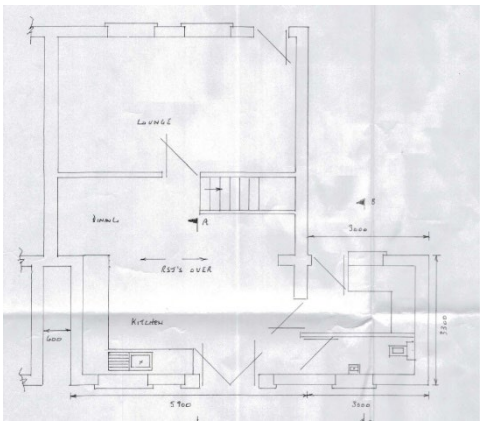


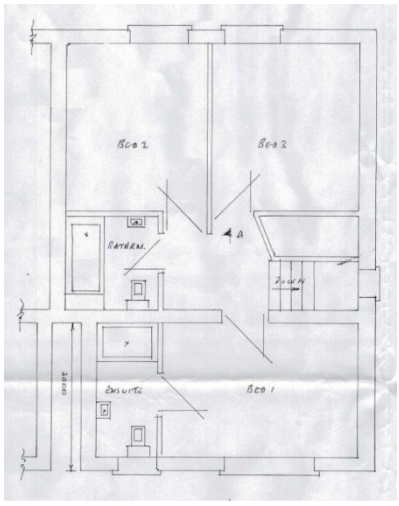
Proposed Development

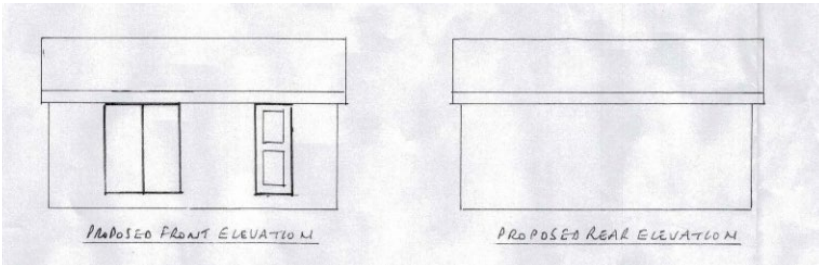
The applicant seeks permission for the erection of a two-storey rear extension, single storey side extension and the erection of a detached sunroom/store outbuilding. The two-storey rear extension is to project 3m from the northern elevation, extending the full width of the original dwelling at two storey, extending a further 3m from the side elevation at single storey. Permission is also sought for the erection of a detached sunroom/store outbuilding within the rear garden. The sunroom is to measure 7m by 4m, with a height of 2.5m to the eaves and 4m to the ridge.

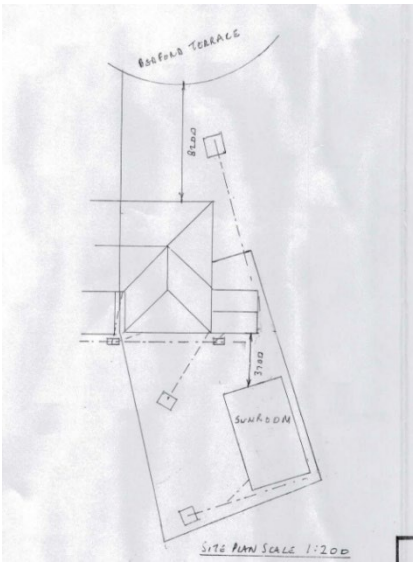


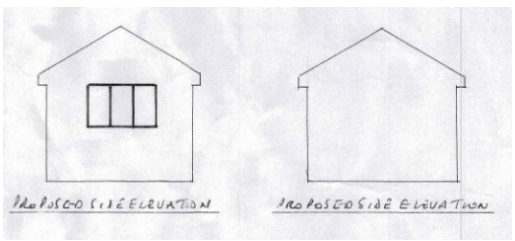












Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

Local Plan

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation 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; no representations have been 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 on highway safety.

Residential Amenity

Supplementary Planning Document – House Extensions and other Domestic Alterations states that two-storey extensions to the rear of semi-detached dwellings should not project more than 3.5m and that two-storey extensions which abut a party boundary and adversely affect main windows will not normally be allowed. The proposed extension is to project 3m beyond the rear elevation of the dwelling, within the guidelines set out in the SPD.

Whilst the extension abuts the party boundary, it is located adjacent to the extension associated with the attached dwelling, given that the proposed extension would not project beyond the rear elevation of the neighbouring extension it is considered that the proposed extension would not increase levels of overshadowing or reduce levels of outlook. There are no properties located beyond the rear elevation, nevertheless the proposal maintains a minimum distance of 10m to the rear boundary.

The proposed side extension would project closer to the side boundary with 24 Bedford Terrace; however, it is considered that the extensions orientation in relation to the path of the sun and the neighbouring dwelling would not lead to an increase in overshadowing and given that there are no windows located on the side elevation, would not increase levels of overlooking.

The proposed sunroom is to be located within the rear garden, adjacent to the western side boundary towards the bottom of the garden. It has been designed with a low eaves level and an overall height of 4m complying with the guidance set out in the SPD. It is modest in size, and along with the extension does not take up a disproportionate amount of rear garden space. Whilst it is located adjacent to the boundary with 24 Bedford Terrace, it is located to the east of it, limiting increasing levels of overshadowing, in addition it is towards the rear of the garden, an area generally used least.

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 of neighbouring properties to a detrimental level and is in compliance with Local Plan Policy GD1

Visual Amenity

The majority of the extension is to be located on the rear elevation, with the exception of the single storey extension which will project beyond the side elevation of the dwelling. It is proposed to construct the extensions and sunroom from render and brick. Whilst there is no brick, other than a small plinth, on the property, given that the surrounding dwellings are constructed from brick and/or render the use of brickwork on the property would provide a suitable contrast and not be out of character and as such is acceptable.
It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Highway safety

The proposal does result in the requirement for additional parking provision, as the property is to increase from 2 to 3 bedrooms. The dwelling has sufficient space to the front of the dwelling to accommodate only 1no vehicle, however the dwelling is located within a residential housing estate

and not on a busy highway and therefore it is considered that the extension would not impact on highway safety and as such is acceptable and in compliance with Local Plan Policy T4.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions