

2022/0992

Mr Anthony Beaver

2 Cromwell Mount, Ward Green, Barnsley, S70 6TA

Two storey side and single storey rear extensions (revised plans compared with those approved as part of application 2021/1369)

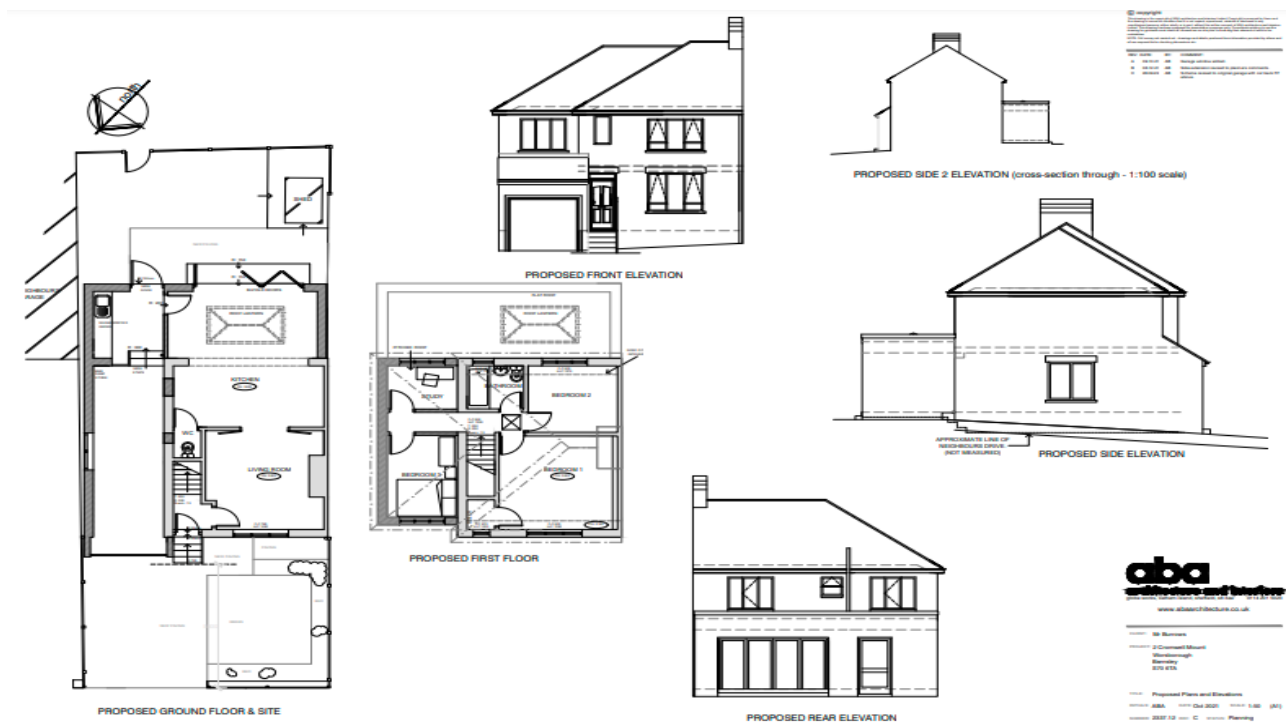
Site Description

The dwelling is a two-storey semi-detached dwelling located in Ward Green. Cromwell Mount has a consistent street scene featuring other two-storey semi-detached dwellings that share external materials. The dwelling is of red brick construction and has a small garden to the front which leads to a driveway to the side. To the rear is a rear garden and patio area.

Planning History

2021/1369 - Two storey side and single storey rear extensions (Approved with Conditions)

Proposed Development



The applicant is seeking approval for the erection of a two-storey side extension, a single storey rear extension and a single storey front extension. The addition of the front extension being the only change from application 2021/1369. The side extension will project 2.6 meters from the side (southwest) elevation of the dwelling. The extension has a width of 6.75 meters. The extension will feature a hipped roof with a ridge height of 8.4 meters and an eaves height of 5.5 meters. The external materials used for all three extensions will be matching brickwork.

The rear extension will project 3 meters from the rear elevation of the dwelling. The extension has a width of 7.85 meters including the side extension. The extension will feature a flat roof with a total height of 3.5 meters. The flat roof will include a felt parapet.

The front extension will project 0.8 meters from the front elevation of the dwelling. The extension has a width of 2.9 meters. The extension will feature a mono-pitched roof with a ridge height of 3.77 meters and an eaves height of 2.67 meters. The extension will feature an integral garage.

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

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application.

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 *“extensions at the front of individually designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene”*. The front extension won't have significant detrimental impact upon the character of the street scene due to its modest projection to the side of the dwelling. Also, the same type of extension can be seen at a neighbouring dwelling (1 Cromwell Mount) and therefore the design is existing in the street scene.

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 and roof tiles proposed, apart from the rear extension. It is noted matching roof tiles can't be achieved with a flat roof and the materials for that are acceptable. The side extension utilises a hipped roof which is aligned at the eaves and features a set down from the main roof line.

The rear extension utilises a flat roof which although it is not supported by the SPD as an acceptable roof type due to flat roofs being an inferior form of construction, it is acceptable in this circumstance because the roof is on the rear elevation and would not be highly visible from public vantage points.

The SPD states that *“to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling”*. The proposed extension is set back 0.5 meters from the front elevation of the existing dwelling which is an acceptable setback distance.

The SPD states that *“the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling”* in order to ensure subordination and that the original dwelling stays as the dominant feature. A projection of two thirds of the original dwelling would be 3.55 meters and the proposed projection is less than this at 2.6 meters and therefore acceptable.

The proposal partially conforms to the SPD in terms of the external materials, roof types used, projection and setback however the dwelling as proposed will have little impact upon the character of the street scene as the flat roof is set to the rear and therefore won't be visible in the street scene. 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

No objections were received from the neighbouring properties. The proposed front extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The proposed front extension has a modest projection of only 0.8 meters. In terms of overlooking no windows are proposed on the front elevation as it only features the garage.

The proposed side extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing as the neighbouring dwelling on that side (2A Cromwell Mount) is separated from the host dwelling by a driveway that serves a double garage and is therefore wider than standard driveway. The window proposed on the side extension won't cause significant overlooking as it is at ground floor level and only looks onto the side elevation of the neighbouring property.

The SPD states that *“on semi-detached dwellings an extension should not project more than 4m and again, the eaves height should not exceed 2.5m where the extension would project beyond 3m”*. The proposed rear extension is in line with the above as the proposed projection is 3 meters. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The impact of any overlooking will be minimal as no windows are proposed on either side elevation of the rear extension and the windows on the proposed rear elevation are carried forward from the existing rear elevation. 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 off-street parking for two vehicles provided by the existing driveway to the front of the dwelling and the proposed integral garage.

Recommendation

Approve with conditions