2021/0576

Mr M Appleby

Garage conversion and single storey extension to side of dwelling

11 Jermyn Croft, Dodworth, Barnsley, S75 3LR

Site Description

The application relates to a modern detached dwelling located midway along Jermyn Croft, in the centre of Dodworth. The property is of a red brick construction, with a tiled gable pitched roof. A flat roof garage is attached to the side/rear of the dwelling and to the rear is a small garden/yard, bordered by high walls and fencing. There is a steep level difference between the properties due to the sloping nature of Jermyn Croft.

The surrounding area is mainly residential, characterised by a mixture of older and modern properties, reflective of an evolving development pattern.



Planning History

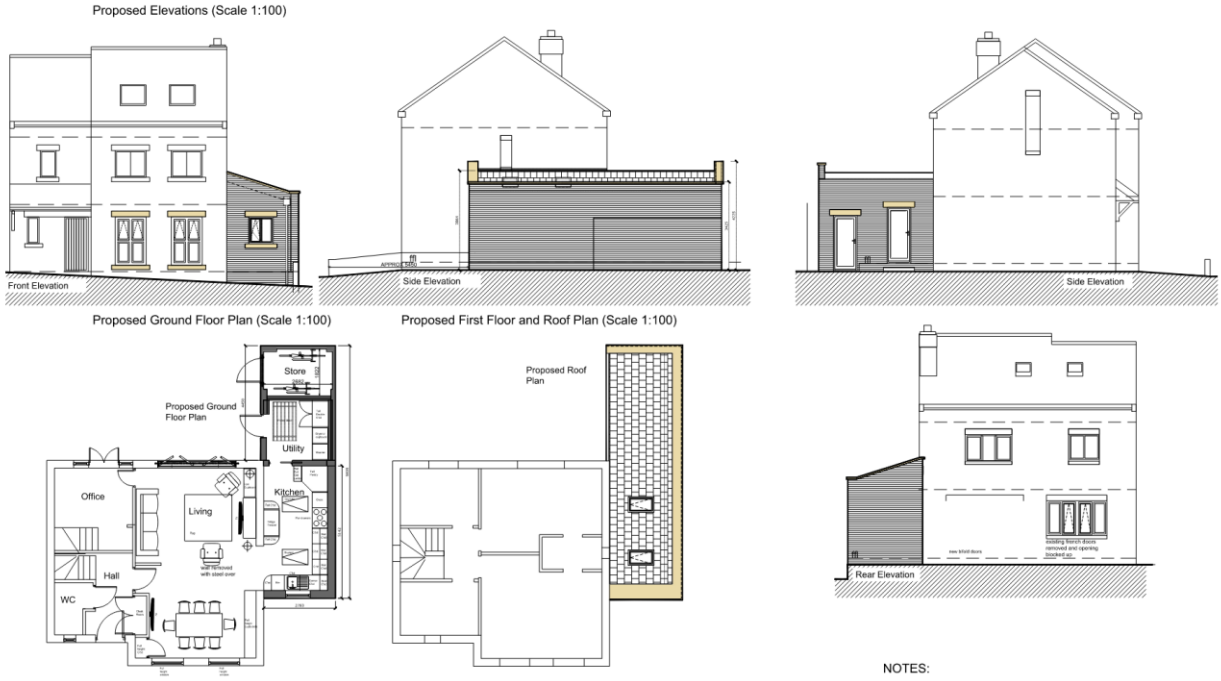
2008/1200 – Demolition of existing house and erection of 2 no linked detached dwellinghouses.

Proposed Development

The applicant is seeking permission for the erection of a single storey side extension to the dwelling, incorporating a garage conversion.

The extension will have a sideways projection of 2.78m and a rearward projection of 9.8m, extending 4.45m beyond the rear elevation. The extension will have a parapet/mono pitch roof, with eaves and ridge of 3.4m and 3.8m respectively. The parapet height will be 4.2m.

Matching materials are proposed.



Policy Context

Local Plan Allocation – Urban Fabric

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised 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 3rdJanuary 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted 2000) and the Core Strategy (adopted 2011).

Local Plan 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.

Local Plan 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 (SPD) - House Extensions sets out 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 for should:

I. Be of a scale and design which harmonises with the existing building
II. Not adversely affect the amenity of neighbouring properties
III. Maintain the character of the street scene and
IV. Not interfere with highway safety.

SPD – House Extensions states that the design of a single 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 two thirds the width of the original dwelling).

SPD – House Extensions states that to combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled. Extensions to the rear of detached dwellings will be assessed on design merits where other properties are not adversely affected.

These policies are considered to reflect polices set out in the revised NPPF, which requires development to be of high quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Representations

None

Assessment

Principle of Development

The site is allocated as Urban Fabric in the adopted Local Plan. As such extensions and alterations 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 property and are not detrimental to the amenity afforded to adjacent properties.

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

Extensions to dwellings are considered on the basis of overshadowing, loss of privacy and outlook. No objections have been received from neighbouring residents regarding the proposed development

The main issue to consider is the impact on the dwelling to the North, particularly in terms of overshadowing and overbearing due to the significant level difference between the properties. It should be noted that most of the extension would fall under permitted development, with only 1.2m in height that is being assessed. The existing garage already presents a significant structure along the boundary with the neighbouring property however, the rear gardens are all fairly enclosed, with high walls and fences to the side and rear. Taking into account the site context, it is considered that the proposal would not result in a significant worsening of overshadowing or overbearing to what is currently in situ.

Furthermore, looking at the design submitted in 2008, it appears that the dwelling was approved with a gable pitched roof – albeit as part of two linked detached dwellings – that is higher than what is currently proposed. Although this garage design was never implemented, it could be installed without the need to re-apply for planning permission.

As such, on balance, the proposal is considered acceptable.

Visual Amenity

The dwelling is set back from the highway and the extension is modest in size and massing. The extension has been designed to harmonise with the original dwelling in terms of materials, detailing and design. It is therefore considered acceptable in terms of visual amenity and in compliance with Local Plan Policy D1 and SPD – House Extensions.

Recommendation

Approve – subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
   Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the approved plans (Drawing No. 21-03-001-01-02) and specifications as approved unless required by any other conditions in this permission.
   Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The external materials shall match those used in the existing building.
   Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.