

2023/0240

Mr Steve Myers

3 Eastwell Grove, Wombwell, Barnsley, S73 0NZ

Two storey side and rear extension

Site Description

The dwelling is a two-storey semi-detached dwelling located in Wombwell. Eastwell Grove has a consistent residential street scene featuring similar semi-detached and terraced dwellings. The dwelling has a grassed area to the front and a single storey rear extension and garden to the rear.

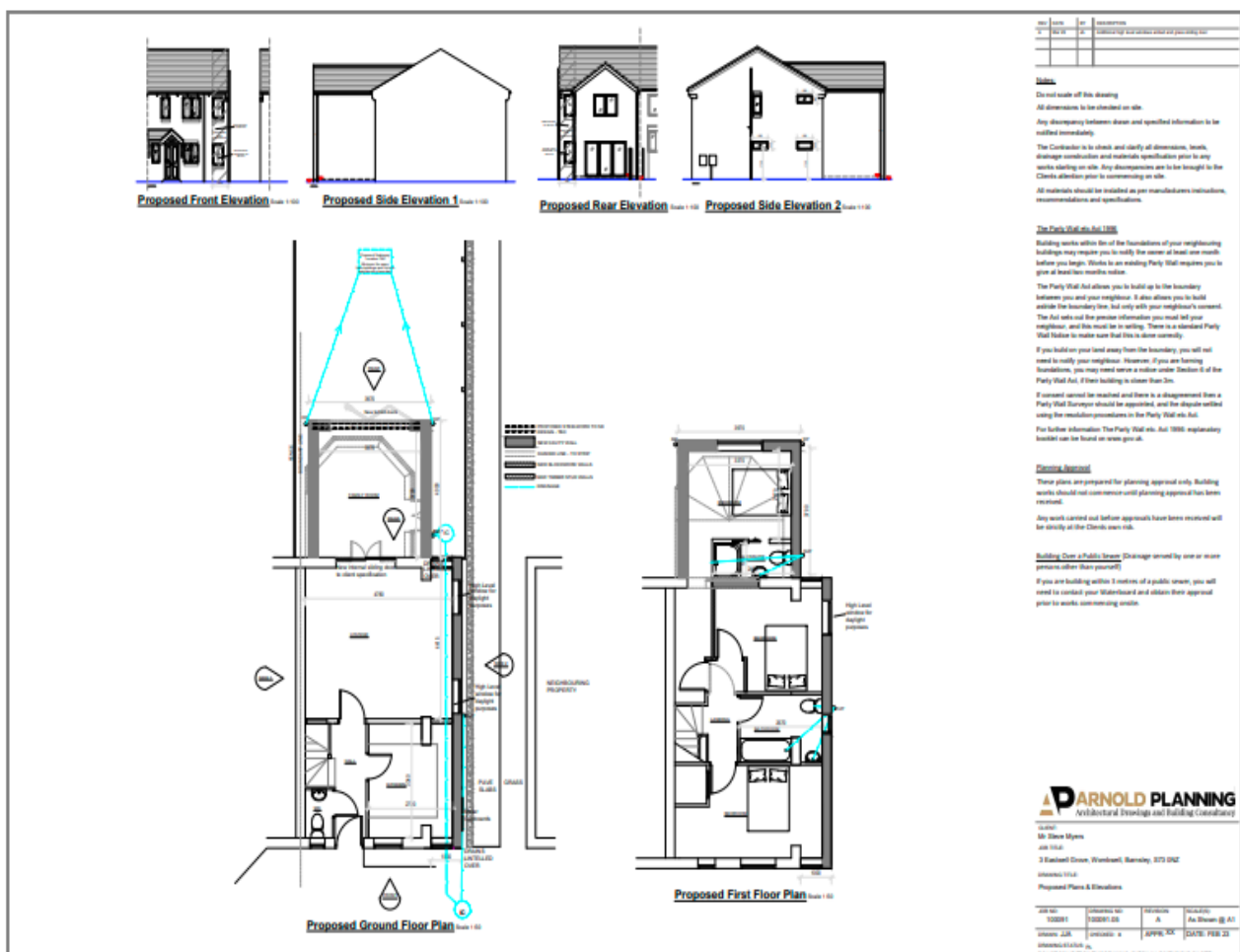
Planning History

B/00/1036/WW - Outline for residential development and construction of new access

B/01/0127/WW - Residential Development - Approval of reserved matters

B/02/1501/WW - Erection of rear conservatory extension

Proposed Development



The applicant is seeking approval for the erection of two-storey side and rear extensions. The two-storey side extension will project 1 meter from the side (southeast) elevation of the dwelling. The extension has a width of 8.5 meters. The extension will feature a pitched roof with a ridge height of 7.75 meters and an eaves height of 5.15 meters.

The two-storey rear extension will project 4 meters from the rear elevation of the dwelling. The extension has a width of 3.95 meters. The extension will feature a pitched roof with a ridge height of 6.85 meters and an eaves height of 5.15 meters. The materials used for both extensions will be matching brickwork and roof tiles to the existing dwelling.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

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).

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 – Development will be approved if 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 D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other 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 *'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 will match the existing dwelling with matching brickwork and roof tiles being used.

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 the original dwelling is 2.82 meters, and the proposed projection is less than this at 1 meter and therefore acceptable.

The SPD states *“all two-storey side extensions should therefore have a pitched roof following the form of the existing roof”*. The proposed extension utilises a pitched roof following the form of the existing pitched roof however it is not set down from the main roof line. The lack of a break line within the roof results in an unbalanced dwelling.

The SPD states *“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 two-storey side extension is not setback from the front wall of the dwelling. The lack of a setback means the extension is not subordinate to the host dwelling and impacts upon its character. The extension will not be viewed as an extension of the host dwelling.

The form of the original dwelling is therefore not expressed and there will be an unsightliness of the bonding of the old and new facing materials. The proposed development is therefore considered contrary to policies GD1 and D1 of the Local Plan and the Supplementary Planning Document House Extensions and Other Domestic Alterations.

Residential Amenity

Whilst the SPD states that two storey rear extensions to semi-detached properties should be designed with a rearward's projection of less than 3.5 meters, the South Yorkshire Residential Design Guide provides guidance in relation to daylighting and avoiding overbearing relationships. For the purposes of daylight and to avoid an overbearing relationship with neighbouring properties, particularly adjoining ones, a 45-degree rule is applied to assess the impact a rear extension would have. A 45-degree quadrant is taken from the mid-point of the potentially affected window; if the extension falls within this area, then it is considered that the proposal would have an overbearing impact on the neighbouring dwelling.

The proposed extension is to intersect the 45-degree quadrant by a significant distance well short of the proposed 4-meter projection and it is considered that the proximity of the extension to the party boundary and the substantial expanse of brick work will limit levels of outlook and have an overbearing impact on the adjoining property to the detriment of residential amenity. The SPD states that *“two-storey extensions to terraces and semi-detached properties which abut a party boundary and adversely affect main windows will not normally be allowed”* and *“two-storey rear extensions to semi-detached houses should, therefore, generally be designed with a rear projection of less than 3.5 metres”*. Even with a reduction in the projection to 3.5 meters this would not negate the issue of overbearance and the loss of outlook to the adjoining dwelling.

Highway Safety

There will be an impact upon highway safety. The dwelling at present doesn't feature a parking space as from the location plan the parking spaces present on Eastwell Grove do not fall within the red line boundary of the application site. None the less although there is the number of spaces present for one to be assigned to the dwelling there is clearly not the provision for two spaces. Two spaces are required as the number of bedrooms in the dwelling is to be increased to three therefore increasing the parking provision to two spaces of which are not presently provided.

Recommendation

Refuse