

2021/1467

Mr Lewis Foster

19 Rectory Lane, Thurnscoe, Barnsley, S63 0RS

Single storey rear extension

Site Description

The dwelling is a detached bungalow located in Thurnscoe, constructed of buff brick with additional stone on the front. Rectory Lane has a mixed street scene with bungalows and two-storey dwellings; however, the host dwelling is the last in a run of five almost identical bungalows. The dwelling has a small front garden and driveway to the side, which leads to a garage to the rear. There is also an existing flat roof single storey rear extension to be replaced and a small rear garden.

Proposed Development

The applicant is seeking approval for the erection of a single storey rear extension and the addition of rooflights for the creation of a habitable room in the roof space. The extension will project 3.92 meters from the rear elevation of the dwelling and has a width of 6.48 meters. The extension will feature a pitched roof with a ridge height of 5.05 meters and an eaves height of 2.4 meters. The materials used will be off-white render which is also proposed in part on the front elevation.



Planning History

2021/1080 – Roof conversion including side dormer window and erection of single storey extension to rear (Refused)

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

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. 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”*.

Provisions under the ‘Town and Country Planning (General Permitted Development) (England) Order 2015’

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) states that a single-storey extension, extending beyond the rear of the original house by no more than 4 metres (if a detached house) or 3 meters in any other case and are no more than 4m in height, can be erected without the need to submit a planning application.

This is an important consideration with this application as it represents a potential fallback position, whereby a single storey rear extension can be erected without planning permission, because the Government considers the impact of such development to be modest.

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 as such, extensions 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 dwelling and are not detrimental to the amenity afforded to neighbours.

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 be off-white render. This render is acceptable on the rear elevation as it won’t be highly visible from public vantage points or have an impact upon the street scene. On the front elevation it’s also acceptable in this circumstance as the amount of render has been reduced from 2021/1080 and render is visible in the street scene along with white cladding on the adjacent two-storey dwellings (21 & 23 Rectory Lane).

Although the dwelling is set within a run of five almost identical bungalows the render on the front elevation won’t be detrimental to the development pattern as the dominant material on the frontage remains unchanged and the rendered section is set away from the other dwellings. Also, the dwelling is set forward from the rest hence the render won’t be visible from the north section of the street.

The extension utilises a pitched roof which carries over from the existing dwellings pitched roof and aligns at the eaves with a small set down from the ridge height. This roof type is therefore acceptable. The proposed extension partially conforms to the SPD in terms of its external materials and roof type, however it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being set to the rear of the property.

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

The SPD states that “*extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected*”. The proposed rear extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. Although overlooking will be increased from the design of the rear elevation there is significant distance to the rear boundary maintained of approximately 12 meters. The proposed roof lights will not cause significant overlooking as they will look out onto the side elevations of the neighbouring properties.

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. The proposal increases the number of bedrooms in the dwelling to three therefore, the recommended off-street parking is two spaces. The dwelling has a garage and driveway therefore two off street spaces will be retained.

Recommendation

Approve with conditions