
2022/0936

Applicant: Mrs Rachel Hutchinson (BMBC/Berneslai Homes)

Proposal: Single storey extension to side of existing dwelling and associated works including new driveway to front of dwelling with fence modifications and dropped kerb, creation of new footpath around new extension, level access to rear door and blocking up of landing window

Site address: 127 Neville Avenue, Kendray, Barnsley, S70 3HT

No representations received from neighbouring residents.

Site Location & Description

The application site refers to 127 Neville Avenue which is a red brick semi-detached residential dwelling operated by Berneslai Homes. The property is located on a semi-corner plot with Neville Avenue featuring a slight North to South bend. To the front of the property is a hard surfaced parking area and to the side is a grassed garden with a low level fence on the frontage.

The site is located in the Urban Fabric in an entirely residential area with the most common dwelling type being red brick semi-detached, similar in appearance to the applicant's property. However, the construction materials and dwelling type do vary with bungalows nearby and red brick, stone and render common in the street scene.

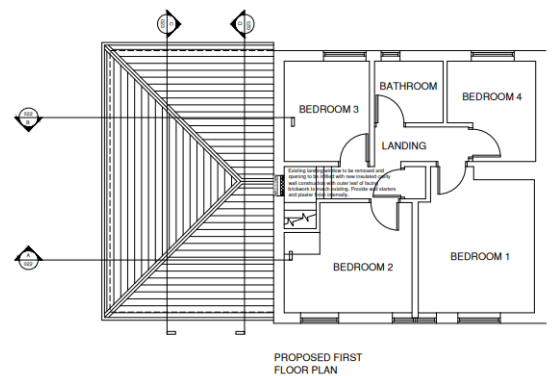
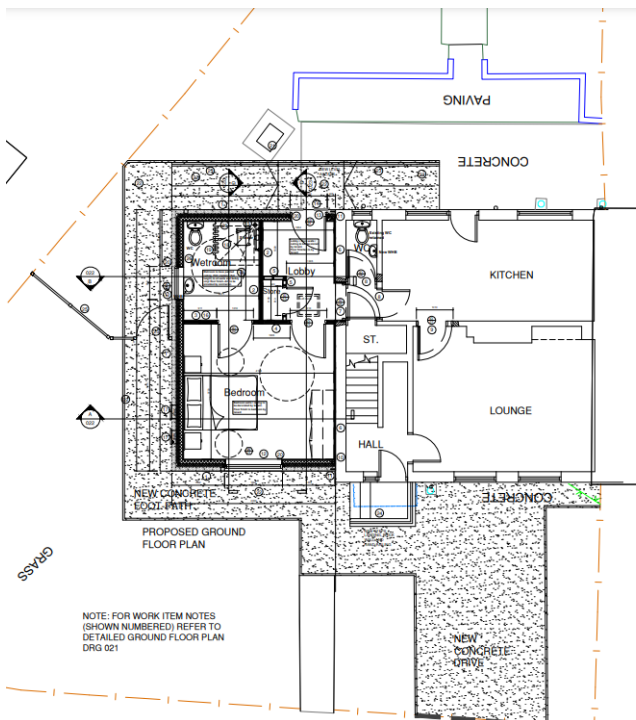
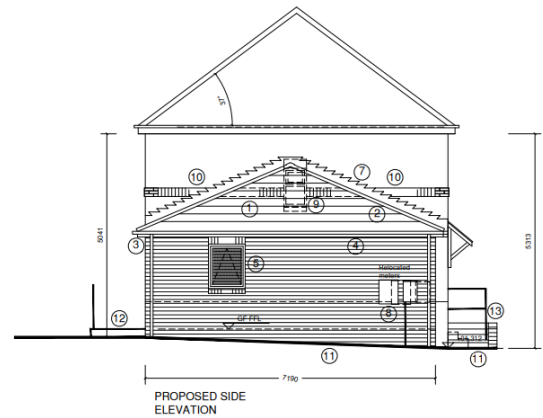
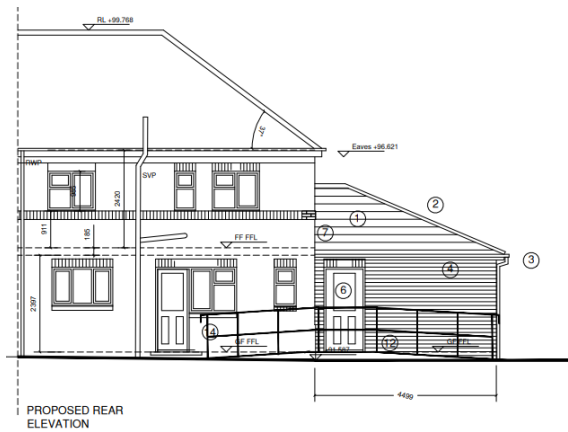
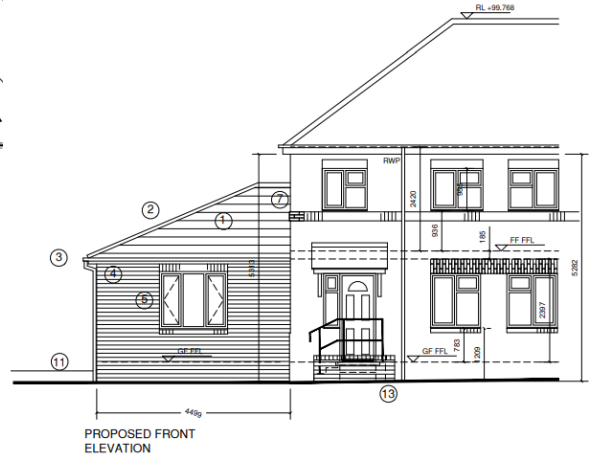


Proposed Development

The applicant is seeking approval for various alterations to the dwelling for the purposes of a disabled persons adaptation. The alterations can be outlined as the following elements:

1. Erection of single storey side extension with a sideways projection of 4.5m, a length of 7.2m, a height to the eaves of 2.5m and a height to roof ridge of 4.2m to create a downstairs bedroom and wet room.
2. New concrete driveway to replace existing.
3. New sloped concrete footpath which wraps around the front, side and rear elevation of the proposed extension and an associated handrail.
4. New external staircase to the front of the dwelling leading to the main access door and associated handrail.

The sideways projection of the extension has been reduced from 4.8m to 4.5m via the submission of amended plans:-



Relevant Planning History

None

Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or 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 achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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 (adopted January 2019), alongside the Joint Waste Plan and relevant neighbourhood plans, form the statutory development plan for Barnsley. It establishes policies and proposals for the development and use of land up to the year 2033 and will be used when considering planning applications and to coordinate investment decisions that affect the towns, villages and countryside of Barnsley. The Local Plan supersedes the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy T4: New Development and Highway Improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - 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 should:

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.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

None

Representations

Neighbour notification letters were sent to neighbouring properties. No representations were received.

Assessment

Principle of Development

The site falls within the urban fabric which has no specific land allocation; however, the site and immediate surrounding area is made up principally of housing. Extensions, alterations to residential properties and the erection of domestic outbuildings are considered acceptable in these areas where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

Residential Amenity

The proposed extension is located to the North of the nearest neighbouring dwelling (no. 129 Neville Avenue) with a separation distance of 5m between the neighbouring property and the side elevation of the extension. This is relatively close with the neighbouring property at no 129 containing side elevation windows, which are possibly habitable given the neighbouring property is a bungalow. This would undoubtedly lead to some loss of outlook from this neighbouring property and a greater sense of enclosure. However, the extension is single storey with a restrained eaves height (2.5m) and hipped roof ridge (4.2m) and the impact on outlook and enclosure is therefore considered to be limited. Further, this close relationship to neighbouring properties is common for bungalows which often contain habitable room windows on side elevations. The proposed extension is not considered to result in a significant overbearing impact or a much greater sense of enclosure which would justify a refusal on the application. The fact that the extension is set to the North will significantly reduce the overshadowing impact to no. 129 and the impact on no. 129 is considered acceptable.

The extension contains several windows, however the only habitable one is situated on the front elevation of the property and is situated at a distance of 27m from the nearest property at 106 Neville Avenue. There is a window on each of the side and rear elevations in close proximity to neighbouring properties, but these are non-habitable rooms. Given the extension is single storey, the windows are not considered to have a detrimental impact on the privacy of the neighbouring properties.

The other alterations to the dwelling are small scale and are to make the building more accessible for disabled users. These changes will have very little impact on the residential amenity enjoyed by neighbouring properties.

Despite the close proximity of the extension, it is set to the North of the nearest neighbouring property at no. 129 and will not have a significant overshadowing impact on this neighbouring property. There will be some loss of outlook and a greater sense of enclosure to no. 129, but a separation distance retained of 5m to the nearest part of the extension, which is single storey with a restrained eaves height of 2.5m. The proposed development is not considered to have a significant detrimental impact on the residential amenity enjoyed by neighbouring properties and is acceptable.

Visual Amenity

The SPD for House Extensions places a restriction on the sideways projection of side extensions on dwellings to two-thirds the width of the existing dwelling. The initial proposed extension had a sideways projection of 4.8m which was 71% the width of the existing dwelling. As such, an amended plan was received which reduced the sideways projection of the extension to 4.5m which represented an extension which was two-thirds the width of the existing dwelling. Nonetheless, the extension is located on a visible site, just off a corner/bend and will be visible in the streetscene. However, the reduction to the sideways projection means that the extension is SPD compliance in terms of size and scale, and it would be unreasonable to suggest that the extension is excessive in size. The proposed is designed with a hipped roof to match the existing with a height of 2.5m to the eaves and 4.2m to the roof ridge and is set back from the road by 9.5m, reducing its visibility in the street. Matching materials will be used, and it is considered that the extension is in compliance with the relevant design expectations within the SPD and is acceptable in terms of design.

The other features are relatively small scale and do not change the appearance of the dwelling significantly and are clearly an attempt to make the dwelling more accessible for disabled users. Specifically, the external steps to the front are small with a projection of 1.2m. The concrete walkway wraps around the front, side and rear of the dwelling with the main physical feature being the handrail to the rear which will be screened from the street.

The proposed development is in compliance with Local Plan Policy D1: High Quality Design and Place Making and the SPD for House Extensions and Other Domestic Alterations and is acceptable in terms of visual amenity.

Highway Safety

The proposed plan shows a hard surfaced parking space to the front of the dwelling measuring 6m x 3.6m which is large enough for a disabled parking bay. The development is not strictly in accordance with the Council's Parking SPD which requires at least 2 parking spaces for dwellings with 3+ bedrooms. However, the existing dwelling contains 4 bedrooms and the development itself would not trigger the requirement for additional parking spaces. There is remaining space within the site to the front and side which could be utilised for parking at a later date. Further, most of the properties nearby do not have off-street parking space, using Neville Avenue for on-street parking. Within this context, the proposed development is considered to be acceptable despite the shortfall in parking requirements.

Conclusion

The application is a BMBC/Berneslai Homes scheme for several alterations to the dwelling for a disabled user and to facilitate the formation of a downstairs bedroom and wet room. The development includes a proposed single storey side extension to the dwelling with a sideways projection of 4.5m, which has been reduced from 4.8m. This brings it in line with the Council's SPD for House Extensions which places a restriction of extensions being two-thirds the width of the existing dwelling. The other alterations to the dwelling are smallscale and do not significantly change the character of the dwelling or have a detrimental impact on the street scene. The side elevation of the neighbouring property to the South (no. 129) contains several windows on the North elevation facing onto the proposed extension at a relatively close distance (5m). This will lead to some loss of outlook and a greater sense of enclosure to the neighbouring property however this is not considered to be significant given the extension is single storey with an eaves height of 2.5m. The extension is also set to the North and the overshadowing impact will not be severe. The other changes have very little impact on residential amenity enjoyed by neighbouring properties.

The proposed development (amended scheme) is considered to be acceptable and is recommended for approval.

Recommendation

Approve with conditions