

2024/0409

Mr Liam Banks

113 Arundell Drive, Lundwood, Barnsley, S71 5LF

Single storey playroom extension to existing living room space on the west elevation of the dwelling

Site Description

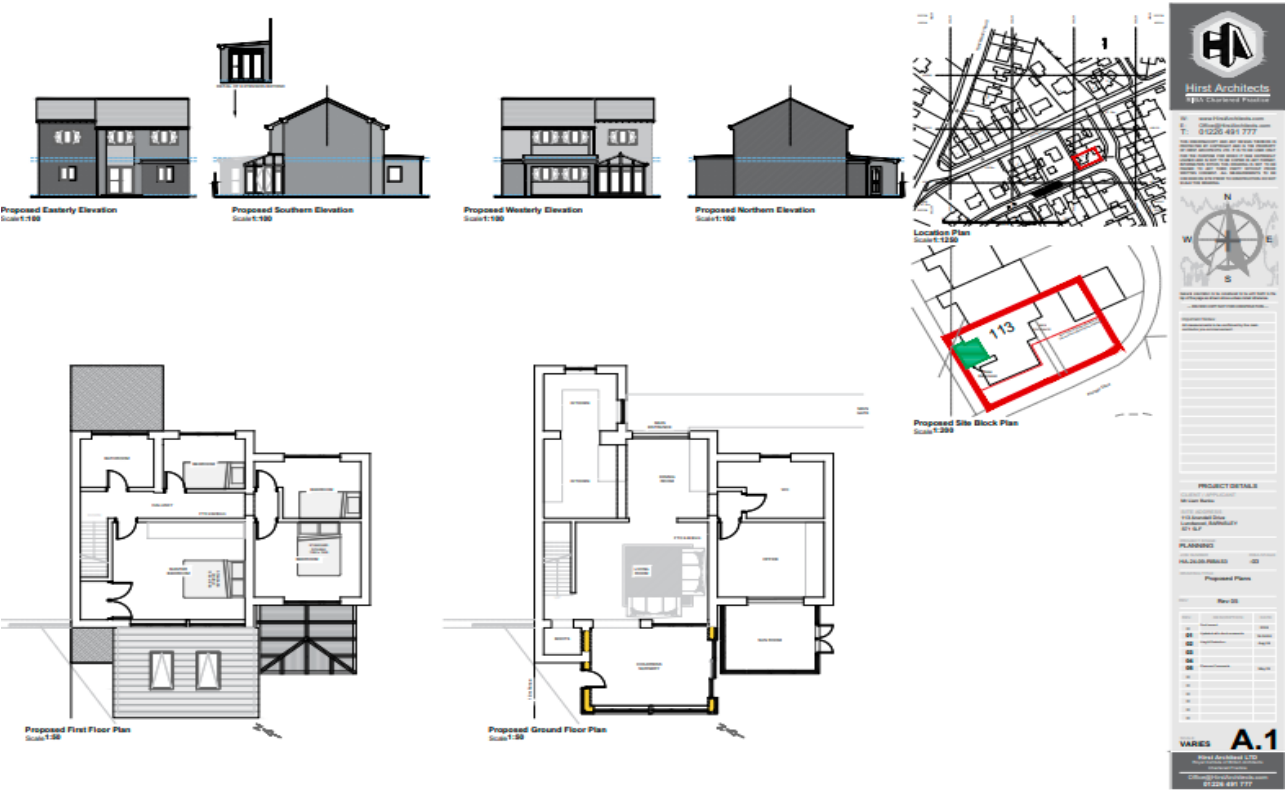
The dwelling is a brick built two-storey terraced dwelling located in Lundwood. Arundell Drive has a consistent residential street scene featuring a mix of two storey dwellings and bungalows. The dwelling is bound by a fence to the southern and western elevations which also features an existing conservatory. To the east is a driveway and detached outbuildings.

Planning History

Application Reference	Description	Status
B/77/2741/BA	To erect private garage	Historic
B/86/0673/BA	Erection of extension to dwelling	Historic
B/86/1059/BA	Erection of garden shed	Historic

Proposed Development

The applicant seeks approval for the erection of a single storey extension projecting from the western elevation of the dwelling. There is debate as to whether this is the front or rear elevation of the dwelling. The extension will project 3.2 meters and has a width of 4.5 metres. The extension features a flat roof with a total height of 3.1 meters and an eaves height of 2.5 meters. The materials used will be matching brickwork.



Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

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.

Policy T4: New Development and Transport Safety – 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.

Supplementary Planning Documents

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019.

The most pertinent SPD's in this case are:

- House extensions and other domestic alterations
- Parking

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England.

It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

- Section 2: Achieving sustainable development
- Section 4: Decision making
- Section 12: Achieving well-designed places

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

1 comment has been received and in summary raised the following points:

- They have built a wall across their off-road parking; they now have no off-road parking.

Consultations

None

Assessment

The main issues for consideration are as follows:

- The acceptability of the principle of the development
- The impact on the character of the area
- The impact on the character of the host dwelling
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

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.

Impact on Neighbouring Residential Amenity

The extension has a modest projection of only 3.2 metres. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to its small projection. The extension is not of an excessive size or scale and is an extension of the existing building form rather than a separate, stand-alone addition and is therefore subservient to the existing dwelling. Equally, it is not considered overbearing due to its restrained size and massing. This weighs significantly in favour of the proposal.

Overlooking will be limited with the proposed extension set to reflect that of the existing elevation with windows on the front elevation of the extension and patio doors set to the side where there is no dwelling present. This weighs significantly in favour of the proposal. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Scale, Design and Impact on the Character of the Dwelling and Area

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 the extension will match the host dwelling as its predominantly matching brickwork. This weighs considerably in favour of the proposal.

The extension utilises a flat roof. Flat roofs are not a supported roof type due to flat roofs being an inferior form of construction however in this circumstance is it acceptable as it matches an existing extension on the building and reduces the height in relation to the neighbouring property therefore the flat roof can be seen to be acceptable in this instance.

The extension is well screened from the street scene however in the case of this screening being removed the window and matching materials harmonises the extension with the rest of the elevation above. This weighs significantly in favour of the proposal. Given the above, the proposal will not be harmful to the visual amenity of the area and the character of the dwelling would be maintained, in accordance with Local Plan Policy D1: High quality design and place making.

Highway Safety

There will be no impact upon highway safety. The proposal is not for another bedroom to the dwelling therefore there is no change in parking requirement. Any parking changes made by the applicant are not pertinent to this application and cannot be considered as part of the determination process. This weighs significantly in favour of the proposal.

RECOMMENDATION: Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

Contact was made with the applicant to request amendments to the proposal during the consideration of the application, to get it to an acceptable standard.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.