2022/0433

Mr Marcus Swann

40 Hollins Wood Grove, Cudworth, Barnsley, S72 8TB

Single storey rear/side extension

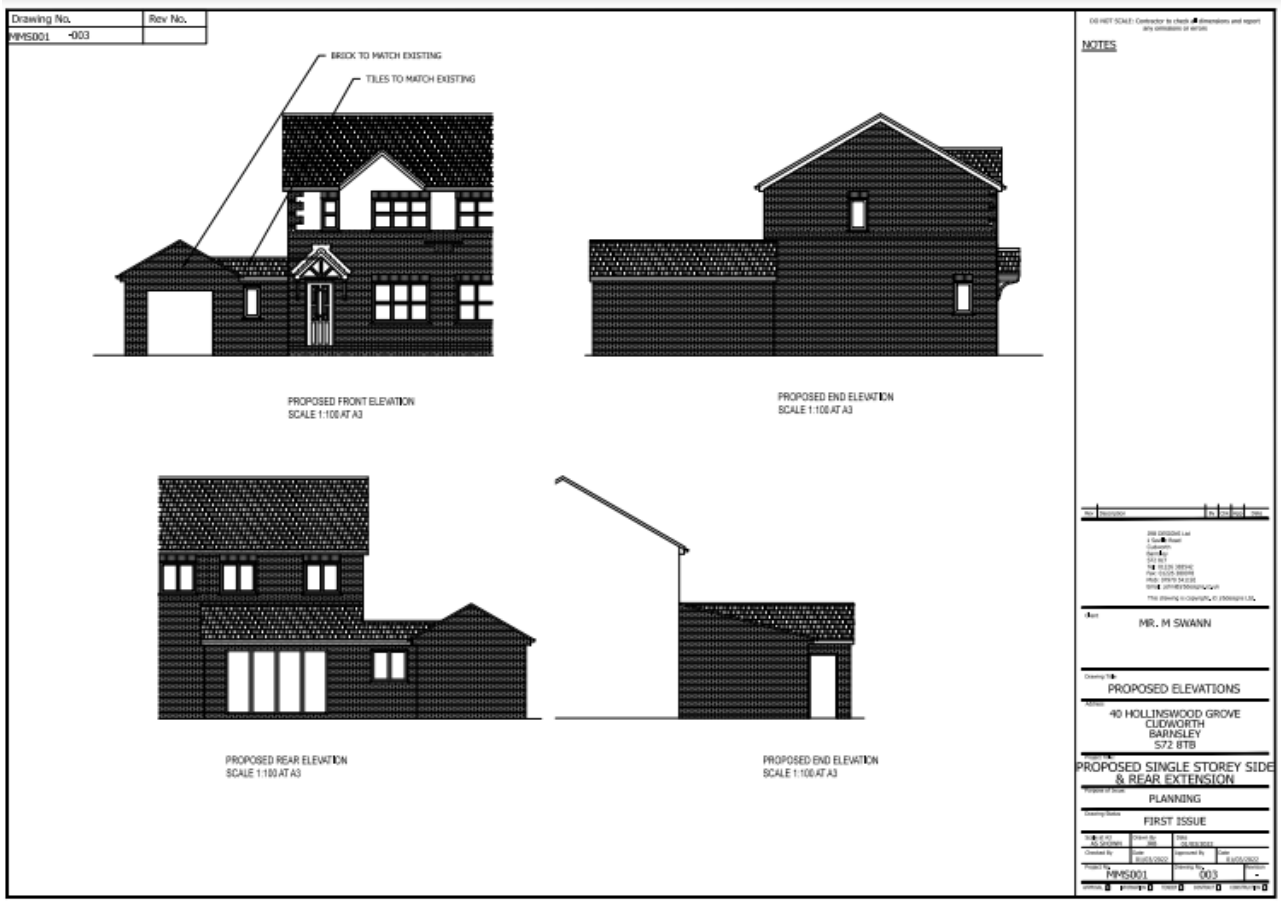
Site Description

The dwelling is a two-storey end terraced dwelling located in Cudworth. Hollins Wood Grove has a consistent street scene featuring other terraced and semi-detached dwelling that share similar design principles. The dwelling has a garden to the front and side which leads to a detached outbuilding and garden to the rear. The dwelling has an existing rear extension (to be replaced).

Proposed Development

The applicant is seeking approval for the erection of a single storey rear/side extension and a single storey rear extension. The side/rear extension will project 5.05 meters from the side (southeast) elevation and 5.6 meters from the rear elevation of the dwelling. The extension will feature a pitched roof with a ridge height of 3.75 meters and an eaves height of 2.4 meters. The materials used will be matching brickwork and roof tiles.

The rear extension will project 4 meters from the rear elevation of the dwelling and has a width of 4.93 meters. The extension will feature a mono-pitched roof with a ridge height of 3.74 meters and an eaves height of 2.38 meters. The materials used will be matching brickwork and roof tiles.



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 4 meters 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

Highways Development Control (DC) were consulted and raised no objections.

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 for both extensions will match the existing dwelling with matching brickwork and roof tiles being used. The side/rear extension utilises a pitched roof and the rear extension utilises a mono-pitched roof. Both of which are acceptable roof types and akin to the existing dwellings pitched roof.

The SPD states that single storey side extensions "*should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling)"*. A projection of two thirds of the original dwelling would be 4.23 meters and the proposed projection is to be 5.05 meters. Therefore, the proposed projection exceeds the recommendation by 0.82 meters. This is acceptable in this circumstance however as the extension is set to the rear of the property with none of the side extension projecting off the side elevation of the dwelling. Also, there is no dwelling set to the rear of the property and the extension is set past the front elevation of the neighbouring property (42 Hollins Wood Grove) and is not directly in line with that.

The proposed side/rear extension partially conforms to the SPD in terms of its external materials, roof type and projection however it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being significantly setback from the main front wall the property which limits its impact upon the visual amenities of Hollins Wood Grove. Additionally, the garage use lessens the impact as a detached garage in the same location wouldn't be impactful.

The proposed rear extension conforms to the SPD in terms of its external materials and roof type, therefore, 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 proposed side/rear extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. There is a distance of approximately 6.5 meters to the neighbouring dwelling however the extension is not in line with said dwelling and therefore does not project directly towards its front elevation. The extension is also set to the northwest of the neighbouring dwelling. In terms of overlooking there are no windows proposed on the side elevations of the side/rear extension.

The SPD states that *"single storey extensions to the rear of terraced houses should not exceed 3.5 metres in projection and where they exceed 3m in length the eaves height should not exceed 2.5m"*. The proposed extension exceeds the recommended projection set by the SPD by 0.5 meters. It must be noted, the dwelling is an end terrace and therefore takes the form of a semi-detached dwelling to which the SPD states that "*on semi-detached dwellings an extension should not project more than 4m and again, the eaves height should not exceed 2.5m where the extension would project beyond 3m"*. The extension therefore complies to the recommended projection set by the SPD.

The proposed rear extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. In terms of overlooking there are no windows proposed on the side elevations of the rear extension and there is no dwelling set to the rear of the host dwelling. 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 proposed extension includes an attached garage with internal dimensions of 2.75 meters x 5 meters which is too small to be counted as a parking space (minimum dimensions of 3 meters x 6 meters are required). However, the proposed extension does not reduce the already adequate existing off-street parking provision of the property and the proposals are therefore considered acceptable in terms of highway safety.

Recommendation

Approve with conditions