

2022/0977

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8 St Austell Drive, Barugh Green, Barnsley, S75 1LG

Demolition of existing coal shed and existing outhouse and construction of two storey side and rear extensions

Site Description

The dwelling is a semi-detached property in Barugh Green. St Austell Drive consists of other dwellings of similar size, type, and external materials used.

The dwelling utilises a shared driveway with a neighbouring property at the front. To the side of the dwelling is an existing coal shed with a small, existing side extension providing a connection between the coal shed and the dwelling.

To the rear of the dwelling is a garden area and an existing outbuilding towards the rear boundary. The boundaries at the rear of the dwelling are lined by high fencing and shrubbery.





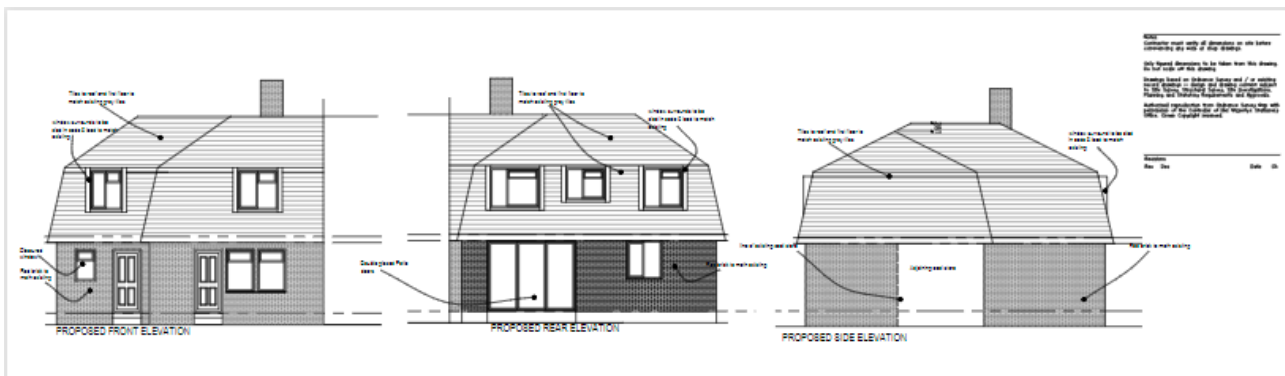
Planning History

No previous planning applications.

Proposed Development

The applicant is seeking approval for the demolition of an existing coal shed and existing outhouse and the construction of a two-storey side and rear extension.

Amended plans were requested due to an inconsistency relating to the ridge heights of the roof of the proposed extensions seen on front, rear, and side elevations.



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”*.

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties, no objections or 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.

Residential Amenity

The SPD states that *‘a side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling).’* It also states that *‘All two-storey side extensions should have a pitched roof following the form of the existing roof.’*

The proposed extension would be a two-storey side extension incorporating a mansard roof that reflects the style and pitch of the roof of the original dwelling. Matching roof materials are also proposed and therefore, the proposals would comply with SPD regarding these aspects.

The proposed extension would project 3.17 metres, whilst the original dwelling has a width of 5.67 metres. The proposed extension therefore meets the recommendation of not having an excessive sideways projection by being 0.67 metres less than two thirds the width of the original dwelling.

It is also stated that *“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.”*

In this instance a setback of 4.13 metres is proposed. The proposals would therefore comply with the SPD.

In addition, it is also recommended by the SDP that *‘where practicable, a side extension should also be set in by one metre from the side boundary with an adjacent property, to further avoid the terracing effect. This also gives the benefit of external access to the rear of the property.’*

In this instance the proposed side extension would not have a set-in, however, as it would be adjoining a single storey coal house belonging to a neighbouring property it is not considered to contribute to any terracing effect and would be acceptable.

The proposed extensions would not have a detrimental impact on neighbouring properties by way of overshadowing and being overbearing as its proportions reflect that of the existing dwelling in a balanced way.

Whilst it is acknowledged that the two-storey rear extension would likely create some overshadowing to neighbouring property 6 St Austell Drive, the extension has been designed to ensure that it does not impede the 45-degree quadrant. As such, any overshadowing created would not be of an unreasonable level ensuring that light to the habitable rear windows of neighbouring property 6 St Austell Drive would not be detrimentally impacted.

In terms of overlooking there are no windows proposed on the side elevation of the side extension; these would instead be placed on the front and rear elevations of the proposed extension's ground and first floors. However, the proposed side elevation will be closer to the side elevation of the neighbouring property than existing. Whilst the neighbouring property does have a side window, this is not to habitable rooms and in any event, cannot be protected in the same way as rooms on the front elevation. The neighbours have been consulted and offered no objection.

The SPD states that '*A distance of 12 metres should be maintained to a blank gable wall and a distance of 10m should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary.*'

A distance of 8.45 metres would be achieved between the rear-facing window on the first floor of the proposed extension and the rear boundary.

The SPD also states that '*windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows, to ensure reasonable privacy to you and your neighbours*' explaining further that '*Habitable rooms should be taken to include: lounge/living room, dining room, kitchen, bedroom and study*'.

A distance of 20.15 metres would be achieved in this instance. As such, the proposed rear extension would not comply with the SPD, however, it would be considered to be acceptable in this instance as a majority proportion has been achieved in both instances and any impacts regarding loss of privacy are likely to remain minimal and not to an unreasonable level.

The proposal is therefore considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

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 red brickwork, grey hung tiles and UPVC for the windows and doors.

The side extension would be visible from public viewpoints; however, the use of matching materials, and the utilisation of a mansard roof would maintain the character of the existing street scene.

The proposed side extension would also benefit from a significant set-back which would ensure the original dwelling maintains prominence within the street scene, reducing any potential for a terracing affect.

The rear extension would not be visible from public viewpoints, however, the use of matching materials, and the utilisation of a mansard roof would also maintain the character of the original dwelling.

The proposed extension is therefore considered to comply with the SPD regarding visual amenity.

Highway Safety

There would be no impact on highway safety.

Recommendation

Approve with Conditions