

2022/1031

Mr James Zunda

243 Barugh Lane, Barugh Green, Barnsley, S75 1LN

Two storey rear extension

Site Description

The dwelling is a detached property located in Barugh Green. Barugh Lane has a consistent street scene featuring other dwellings that share similar external materials. 243 Barugh Lane also utilises the use of stone on its principal elevation whilst the remainder of the property utilises brickwork.

The street scene within the immediate area consists of primarily semi-detached properties with some detached dwellings. These are mostly consistent in size and style except for some bungalows which are present.

The dwelling is screened by high hedges and trees to the front whilst sharing a singular access point with neighbouring property 241 Barugh Lane off the highway. An existing internal garage and driveway can be seen to the front of the dwelling along with No.241's driveway and detached garage.

The rear of the property is accessed via a footpath to the right side of the property. This leads onto a large rear garden which is unusually shaped and extends behind the rear boundaries of a number of neighbouring properties.

The rear boundaries are formed by a combination of high fencing and natural screening.

To the right of the property is an area of vacant land which lays within the green belt.

Planning History

B/89/1517/DT – Erection of detached house – Approve with Conditions.

B/90/0746/DT – Erection of detached dwelling – Approve with Conditions.

Proposed Development

The applicant is seeking approval for a two-storey rear extension.

The proposed extension would project from the rear elevation of the dwelling by 3.00 metres and have a width of 7.48 metres.

The proposed extension would incorporate a gable roof that reflects the style and pitch of the roof of the original dwelling. It would have an eaves height of 5.30 metres and a ridge height of 7.80 metres.

The proposed extension would be set-in at both sides. This would be 0.22 metres from the shared boundary with neighbouring property 241 Barugh Lane and 0.35 metres from the opposite side.

The materials proposed throughout would be matching red brick, concrete interlocking pantile, and Anthracite Grey double-glazed windows.

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 and Green Belt

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.

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 curtilage of the dwelling as defined by the location plan provided falls within two local plan allocations: urban fabric and green belt. However, the green belt allocation only covers the very rear half of the rear garden and as such, the proposed location of the proposed extension would remain within the local plan allocation of urban fabric.

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 *“Two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook.”* And that *“Extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected.”*

The proposed extension would not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing.

Neighbouring property 241 Barugh Lane experiences existing significant overshadowing caused by their detached garage and its close proximity to the dwelling and its own existing rear extension. This placement has also resulted in a loss of outlook from a window within the side elevation of the existing rear extension for this property.



The proposed two-storey extension of 243 Barugh Lane is likely to further reduce outlook and create some further overshadowing. However, the window of the neighbouring property is a side window that is not a habitable room and, in any event, cannot be protected in the same way as rooms on the front and rear elevations. The neighbours have been consulted and offered no objection.

In addition, No.241 is already experiencing the affects of overshadowing and loss of outlook to a significant degree and as such, the proposed extension is not likely to create additional impacts that would be considered unreasonable.

No other neighbouring properties would be affected by any overshadowing or loss of outlook.

In terms of overlooking and loss of privacy there are existing windows on both side elevations of the original dwelling which would remain. However, there are no new windows proposed on either side elevation of the proposed extension and the original dwelling and as such, no additional overlooking would be created that would result in a loss of privacy.

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.*'

The proposed extension would be 14.70 metres from the rear boundary and would therefore comply with the SPD.

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.'* It is explained further that *"Habitable rooms should be taken to include lounge/living room, dining room, kitchen, bedroom and study."*

To the rear of the proposed extension would be open views of land within the green belt with no dwellings present. The proposed extension would also be set forward of all other dwellings within the building line and as such, there would be no loss of privacy to any habitable room windows.

It is, however, acknowledged that there would be views to the rear garden of neighbouring property 241 Barugh Lane. However, these views would be similar to those experienced currently from the rear elevation of the original dwelling. As such, there would be no increase of loss of privacy to an unreasonable level.

Neighbouring property 241 Barugh Lane was consulted and no comments or objections were received.

The proposed extension would therefore comply with the SPD regarding residential amenity. 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 would match the existing dwelling with matching red brick, concrete interlocking pantile, and Anthracite Grey double-glazed windows.

The proposed extension would utilise a gable roof that reflects the style and pitch of the roof of the original dwelling and the extension will be situated to the rear of the property.

The proposed extension would be visible from the surrounding green belt land, however, the use of matching materials and the incorporation of a roof that reflects the style and pitch of the original dwelling would mitigate any visual impacts by ensuring that the proposed extension maintains the character of the dwelling and is well-designed.

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

Highway Safety

There would be no impact upon highway safety.

Recommendation

Approve with Conditions