
2021/0487

Mr Kent

Erection of front porch and single storey rear extension to dwelling

20 Black Horse Drive, Silkstone Common, Barnsley, S75 4SD

Description

The property is a detached brick end dwelling located in a purely residential area of similar style detached properties. Black Horse Drive is particularly uniform in the design and appearance. The property has an existing conservatory to the rear. There is parking for two cars to the front of the property. A number of properties along Black Horse Drive have been extended with front, side and rear extensions.



Examples of existing streetscene



Proposed Development

The applicant seeks permission for the erection of a single storey porch to the front of the property and rear single storey extension.

The single storey front extension will project a maximum of 2.25m from the front elevation of the dwelling, extending 2.7m across the property.

The proposal also involves the erection of a single storey rear extension, projecting 3m from the rear elevation of the property. The extension will replace the existing conservatory.

The extensions would provide additional living space, allowing the existing floorplan to be remodelled. The rear extension has no side windows. The front porch has a proposed side window.

Policy Context

Planning decision 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 new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy SD1 Presumption in favour of Sustainable Development

When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy GD1 General Development

Proposals for development will be approved if:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;
- They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;
- Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;
- Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;
- Any drains, culverts and other surface water bodies that may cross the site are considered;
- Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- Any pylons are considered in the layout; and
- Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

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Policy D1 High Quality Design and Place Making

Design Principles:

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, including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and
- Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian network;
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;
- Create clear distinctions between public and private spaces;
- Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high quality materials;
- Include a comprehensive and high quality scheme for hard and soft landscaping; and
- Provide high quality public realm.

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

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.

Consultations

Silkstone Parish Council were consulted, but no comments have been received.

Representations

Neighbour notification letters were sent to surrounding properties; no comments have been 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 on highway safety

Residential Amenity

The rear extension has no windows to the side elevation and no properties to the rear boundary. The proposal would not be visible from the TransPenine Trail to the rear. The extension projects 3m from the rear elevation, the current projection of the existing conservatory. The removal of the conservatory would reduce any overlooking concerns, with the replacement of a solid wall. Although Black Horse Drive slopes, and therefore no.20 sits higher than no.22, the proposal will not be overbearing to the neighbouring property. The windows and doors to the rear elevation will face over the garden land to the rear of the property and will not provide any direct overlooking over the neighbouring properties. No comments or objections have been received from neighbours.

The porch extension to the front of the property is of a similar size to existing extensions within the street. Whilst there is a window proposed to the side elevation, this would not increase overlooking. The side boundary has mature vegetation which will assist in screening the extension.

It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1

In terms of garden space, the SPD states that: 'Extensions and outbuildings should not take up a disproportionate amount of private rear garden space and as a general principle should allow the retention of at least half the garden area.' The rear extensions would allow for approximately half of the garden area to remain. In any case a single storey extension could be erected under permitted development rights which would reduce the garden area to a similar area.

Visual Amenity

The Supplementary Planning Document for House Extensions provide guidance to the acceptable projection of rear single storey extensions. In this instance the proposed extension projects 3m from the rear elevation therefore complies with the guidance set out in the supplementary planning document.

In terms of the rear extension, it is designed with a flat roof with sky light. The proposal originally proposed the use of blue engineering brick and cedar cladding for both rear and front extensions. Given the uniformity of the streetscene, this was considered to be inappropriate, especially for the front extension. Amended plans have now been received which propose the use of render for the rear extension. Whilst this does represent the introduction of a new material, it is considered that this would be acceptable due to limited visibility. The front extension has been amended to use dark cedar cladding which would more closely resemble the existing cladding within the street. The blue engineering brick has been replaced with brown brick below damp proof course which is also present within the street. The extensions are to be constructed from materials which are considered to complement the original dwelling and it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making.

Highway safety

The proposal does not result in the loss of off street parking or the requirement for additional provision and as such is considered acceptable in terms of its impact on highway safety.

Recommendation

Approve with conditions