

2022/0409

Mrs Stella Dobson

14 Knabbs Lane, Silkstone Common, Barnsley, S75 4RB

Single storey rear extension and detached garage

Site Description

The dwelling is a detached bungalow located in Silkstone Common. Knabbs Lane has a mixed street scene however the dwelling is set within a run of similar dwellings. The dwelling has a garden to the front and a driveway to side which leads to an existing garage (to be replaced). To the rear is a garden, patio area and an existing conservatory (to be replaced).

Planning History

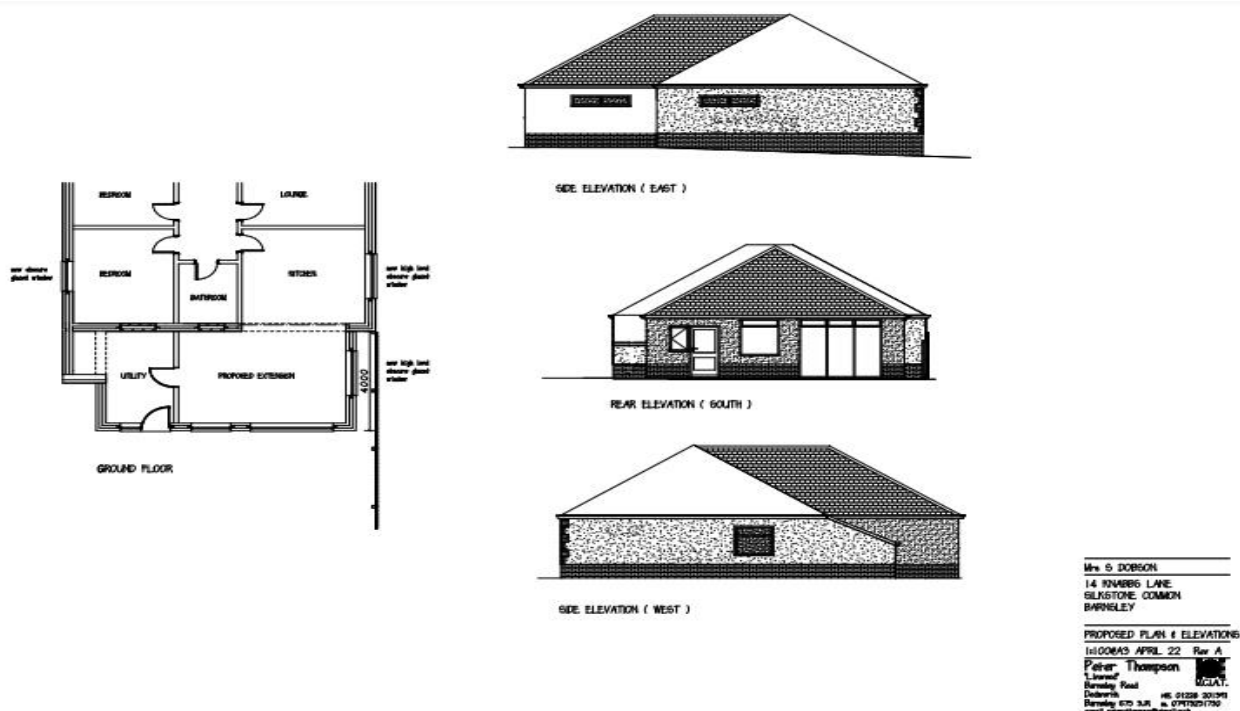
2010/0544 - Erection of single storey rear extension and re-roof to bungalow (Approve with Conditions)

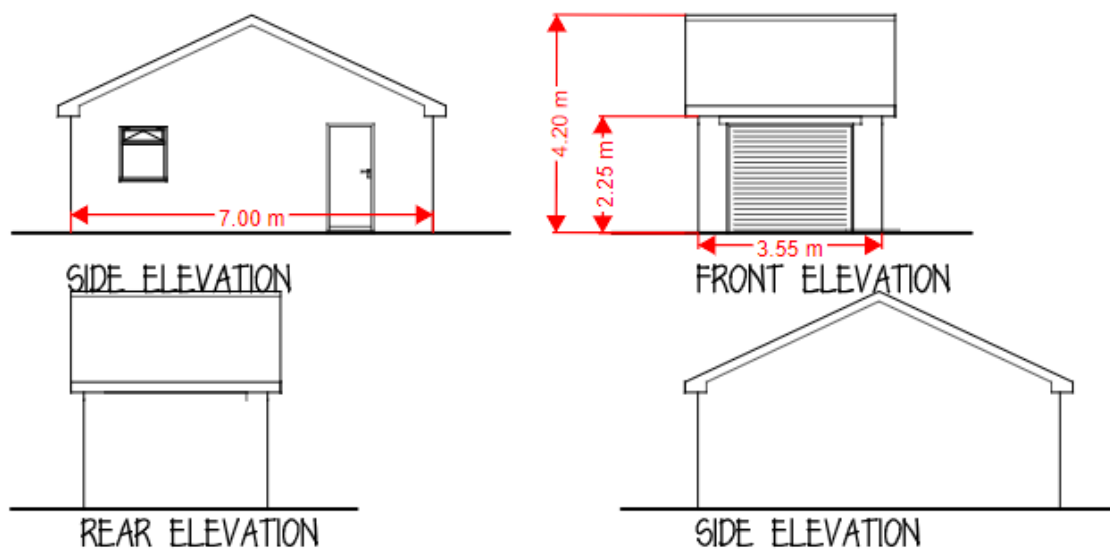
2021/1712 - Erection of single storey rear extension and loft conversion works (Withdrawn)

Proposed Development

The applicant is seeking approval for the erection of a single storey rear extension and detached garage. The extension will project 4 meters from the rear elevation of the dwelling. The extension has a width of 7.85 meters. The extension will feature a hipped roof with a ridge height of 5.4 meters and an eaves height of 2.45 meters. The materials used will be matching white render and roof tiles.

The garage will be located to the southeast of the site. The garage has a length of 7 meters and a width of 3.55 meters. The garage will feature a pitched roof with a ridge height of 4.2 meters and an eaves height of 2.25 meters. The materials used will be brickwork and matching 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

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).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application.

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, that are no more than 4 meters in height and built using matching materials, can be erected without 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.

Silkstone Parish Council were consulted and provided no response.

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 the extension and the garage will match the existing dwelling with white render and redbrick being used. The extension utilises a hipped roof which is akin to the existing dwelling's hipped and set down from the main ridge line with an alignment of the eaves. The garage utilises a pitched roof which is acceptable.

The SPD states that *"detached garages should relate sympathetically to the main dwelling in style, proportions and external finishes. In most cases, it will not be appropriate for a garage to be sited between the house and the road"*. In this case the garage is set to the rear of the dwelling at the end of the driveway and is acceptable in terms of its design.

The proposed extension and garage conform to the SPD in terms of the external materials and roof types used, therefore they will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being predominantly 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

No objections were received from the neighbouring properties. The SPD states that *"extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected"*. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing, being overbearing or overlooking. The height and projection are restrained, and the patio doors predominantly look to the rear of the host dwelling. The windows on the side elevations will be obscured glazed and are at a height that can be screened by a 2-meter boundary treatment which can be erected using permitted development rights.

The SPD states that *"detached garages should be single storey structures and the eaves height should not normally exceed 2.5 meters from ground level"*. The proposed garage has an eaves height of 2.25 meters which is therefore acceptable. 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.

Recommendation

Approve with conditions