

2022/0656

Mr & Mrs Neil & Sally Murphy

11 Tivy Dale Close, Cawthorne, Barnsley, S75 4ER

Erection of single storey rear extension and new boundary fence

Site Description

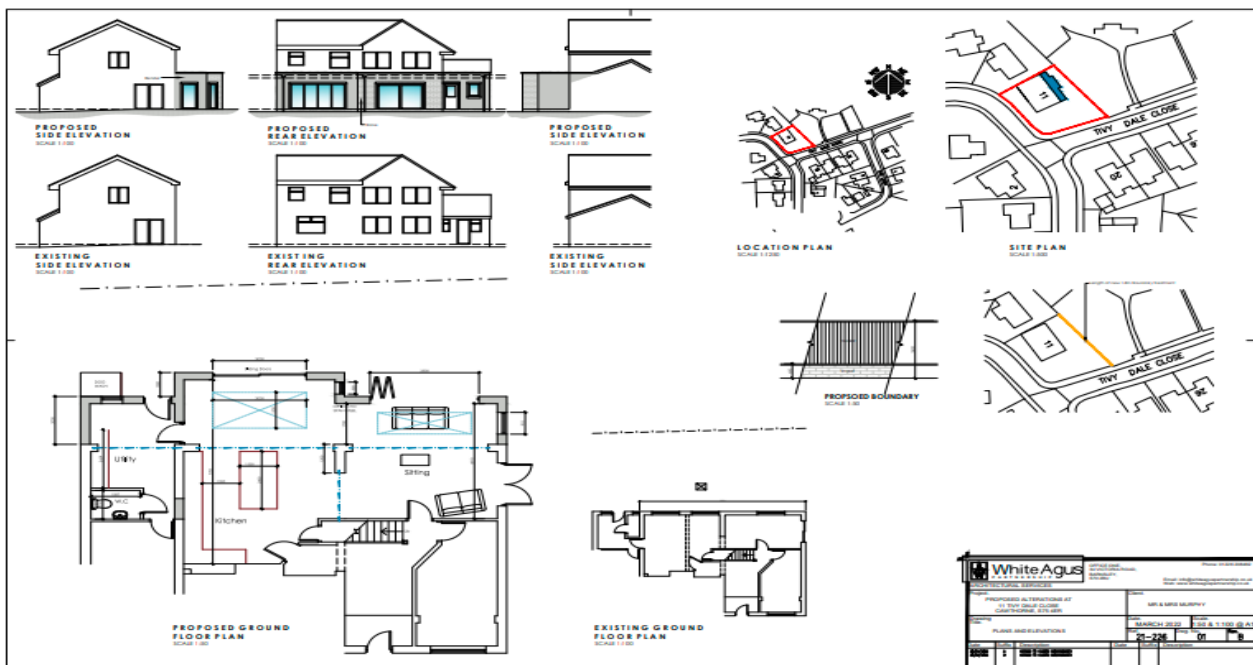
The dwelling is a two-storey detached dwelling located in Cawthorne. Tivy Dale Close has a consistent residential street scene. Cawthorne Church of England Primary School is located to the rear of the site. The dwelling has a driveway and integral garage to the front. To the side and rear of the dwelling is a garden area with a patio area to the rear.

Planning History

B/02/0034/PR - Erection of ground floor and first floor extensions (Historic)

Proposed Development

The applicant is seeking approval for the erection of a single store rear extension and boundary fence. The extension will project 2 meters and 3 meters from the rear elevation of the dwelling. The extension has a total width of 13.7 meters. The extension will feature a flat roof with a total height of 3.3 meters. The materials used will be off-white render and stonework. The applicant also seeks permission to replace the existing boundary treatment to the rear of property with the installation of a 2.4-meter-high fence



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.

Supplementary Planning Document: Walls and Fences

This document establishes the design principles that specifically apply to the consideration of planning applications for walls and fences, whilst also providing guidance for what can be erected without planning permission. Some key points raised in relation to this application are;

- The design, the materials used and the height of the wall or fence should relate to the character of the area in which you live or work; and
- Particular care should be taken on site frontages, in other visually prominent locations, or in sensitive settings (close to listed buildings for example)

Where the erection of a wall or fence does require permission, the main issues are likely to be; the design, appearance and materials, highway safety and the impact on neighbours.

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.

Cawthorne 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 the rear extension will not match the existing dwelling with off-white render being proposed. The use of render in this circumstance is not harmful as it is set to the rear of the property and is screened well from the nearby road by the house itself or hedging/vegetation on the boundary as can be seen in the streetview picture below:



The picture above also shows that the adjoining school has white render to the front whilst properties nearby have white wooden cladding mixed in with the brickwork on the frontage of the dwellings. As such the materials used are not considered of detriment to the property or its surroundings.

The extension utilises a flat roof which normally is not a supported roof type due to flat roofs being an inferior form of construction. However, in this circumstance it is acceptable as it is set to the rear of the property, is close to the school which has flat roof elements, and is not prominent in the street scene of Tivy Dale Close. The proposed rear extension doesn't entirely conform to the SPD in terms of its external materials and roof type, however it will have little impact upon the character of the street scene due to its size, positioning, and being set to the rear of the property and therefore would not be harmful to the streetscene or the visual amenities of the area.

With regards to the proposed fence the issue to consider for this is the impact the proposal would have on the character of the street scene. The dwelling fronts onto Tivy Dale Close and is located within a corner plot with the front and side of the dwelling open to the street, albeit with hedging also present along some of the boundary.. The applicant seeks permission to replace the existing boundary treatment to the rear of property with the installation of a 2.4-meter-high fence. The impact of this will be on the street scene of Tivy Dale Close.

The previous boundary treatment was also a fence, and this is proposed to be replaced. Although a fence to the height of the proposed isn't present in the street scene the proposal will only be 40cm above what could be erected under permitted development rights and is adjacent to a school, rather than any neighbouring properties, where it is not unusual to find higher boundary treatments adjoining school grounds.. 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 due to its

restrained height and projection. Also, the windows proposed on the side elevation don't face onto a neighbouring dwelling.

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