2022/0776

Mr Craig Wordsworth

467 Pontefract Road, Lundwood, Barnsley, S71 5JZ

Single storey side and rear extension and porch addition to front

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Site Description

The dwelling is a semi-detached bungalow located in Lundwood. Pontefract Road consists of other semi-detached dwellings which are consistent in size and materials used. Detached bungalows are also present and are mostly consistent regarding size and materials used, however, they do display slight differences due to existing extensions. The dwelling has a front garden and a driveway of which the front garden has been re-surfaced to create additional off-street parking space. Access is gained from Pontefract Road leading onto the driveway. The access has a noticeably steep gradient which gradually reduces upon approaching the rear boundary. The dwelling also has a rear garden and an existing outbuilding to the rear.

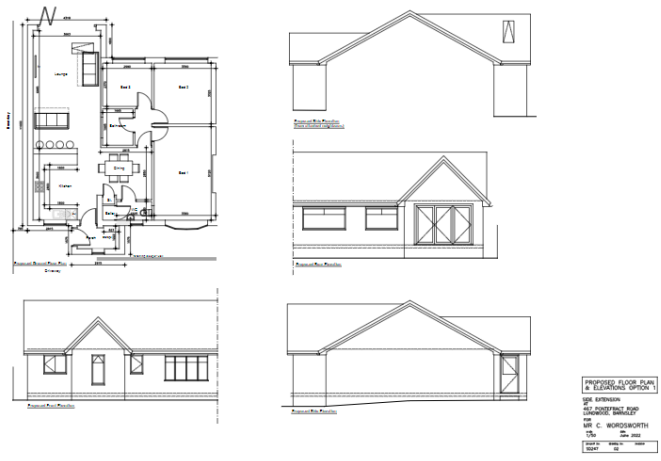
Planning History

No previous applications.

Proposed Development

The applicant is seeking approval for a single storey side and rear extension, and porch addition to the front. The rear extension will project 1.8 meters from the rear elevation of the dwelling and has a width of 4.32 meters. The side extension will extend the length the property for 11 metres with a width of 4.32 metres. The extensions will feature a pitched roof with a total height of 5.61 meters and an eaves height of 3.14 meters. The materials used will be matching grey UPVC doors and windows, black pantiles for the roof and buff brickwork.

The proposed porch will project 1.6 metres from the front elevation and have a width of 2.9 metres. The proposed porch would also feature a pitched roof with a total height of 4.56 metres and an eaves height of 2.77 metres with material to match those existing. The proposed porch would form part of a new primary entrance to the dwelling, with the existing front door being replaced with a window to appropriately suit the new internal layout, which itself would result in the dwelling change from a 2-bedroom dwelling to one with 3 bedrooms.



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"*.

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 and are no more than 4 meters in height, can be erected without the need to submit 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

No consultees were consulted for 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 *"On semi-detached dwellings an extension should not project more than 4m and again the eaves height should not exceed 2.5m where the projection would extend beyond 3m"*. The proposed rear extension meets the recommended projection set by the SPD at 1.8 metres. The proposed extension has an eaves height of 3.14 metres, however, as the projection is less than 3m the eaves height is not limited to the 2.5m recommended the SPD. The site of the proposed extension lays slightly lower than the adjacent property (469 Pontefract Road) thus minimising the impact of its height in relation to overshadowing.

The SPD states that *"The design of a single storey 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)."* The proposed extension incorporates a pitched roof and intends to use matching materials throughout, therefore the proposal meets the recommendations in respect of these aspects. The proposed side extension has a width of 4.32 metres, whilst the original dwelling has a width of 6.59 metres. The

proposed extension therefore meets the recommendation of not having an excessive sideways projection by being 0.07 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 no set back is proposed. However, the proposed porch to the front would be located at the junction where the extension joins the front elevation. A set down or set back would result in an overly fussy roofscape at this point. As a result of the porch there is unlikely to be any terracing effect as the proposed porch would help to link the original dwelling with the extension in a balanced way. This would not detrimentally change the character of the street scene or result in an overly fussy roofscape and so in this case the lack of a set back/step down is considered acceptable.

The SPD also states that *"Porches which fulfil their traditional function of providing shelter for the front door are normally acceptable as long as they respect the design and external finishes of the original dwelling."* And that *"it is preferable, but not always essential, to have the front door on the front of a porch. Sometimes to give it more shelter, or perhaps a better relationship with the approach path the front door needs to be set on the side of the porch. When this is the case, careful attention needs to be given to the porch windows on the front to ensure the style and rhythm of the existing fenestration is maintained."* The proposed porch would provide a sheltered space for the new placement of the front door, and whilst the front door will not be on the front of the porch, its placement to the side is considered acceptable as it improves the relationship between the approach path and the front door to address the challenges of the varying levels and gradients of the site.

The proposed rear extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. Whilst there is likely to be some overshadowing this is not thought to affect any neighbouring property to an unreasonable degree. The height is restrained, remaining lower than the ridge of the roof of the existing dwelling. Existing fencing and existing outbuildings belonging to neighbouring properties also help mitigate any impacts.

In terms of overlooking there are no windows proposed on the side elevation of the side extension. The doors will be rear facing and will lead onto the rear garden. 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 in the first floor (and above) and the rear boundary."* The proposed extension will be 13.31 metres from the rear boundary and as a single storey it is unlikely to cause any concern regarding overlooking and loss of privacy. 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 buff brickwork, black pantiles for the roof and grey UPVC for the doors and windows. The extensions and porch utilise a pitched roof that reflects the style and pitch of the roof of the original dwelling. The side extension and porch would be visible from public viewpoints; however, the use of matching materials, a similar roof style and pitch and the inclusion of a window to the porch to ensure the style and rhythm of the existing fenestration is maintained help to mitigate any detrimental impact to the character of the street scene. The proposed extension is therefore considered to comply with the SPD regarding visual amenity.

Highway Safety

The dwelling currently utilises a driveway and surfaced front garden space for off-street parking. The SPD for parking states that for dwellings with 3 or more bedrooms, 2 parking spaces would be

required. In this instance it is considered that there is sufficient off-street parking available for the dwelling and to meet the recommendation of the SPD. The proposed extensions and porch would therefore not be considered to create or add to highway safety problems. Therefore, it is considered that the proposed extensions and porch would not impact on highway safety and as such is acceptable and in compliance with Local Plan Policy T4.

Recommendation

Approve with Conditions