

2023/0556

Mrs Rosanne Birch

3 Thornely Avenue, Dodworth, Barnsley, S75 3LD

Removal of existing ground floor side extension and rear conservatory and construction of new single storey side and rear extensions

Site Description

3 Thornely Avenue is a brick-built two-storey semi-detached dwelling located in Dodworth and in an area that is principally residential with various commercial and industrial uses beyond, including the Capitol Park and Fall Bank Industrial Estate. Green Belt land is located North-West of the site with Dodworth Recreation Ground to the South.

Thornely Avenue is a cul-de-sac that comprises of other two-storey semi-detached dwellings fronted by garden space or formed driveways. The street scene is relatively consistent with dwellings being of a similar scale and appearance, featuring hipped roofs and using external materials such as render and red brickwork. Buildings lines are generally uniform with the occasionally break created by properties positioned at an angle to conform with the shape of the highway. Due to the topography of the area descending in a North-South direction, properties display staggered height differences.

The applicant dwelling is rendered white with stone quoining and window heads. It is fronted by a small garden space enclosed by low timber fencing where a shared access point between the applicant dwelling and neighbouring 2 Thornely Avenue leads to an existing single storey side extension served by stepped access. To the rear of the dwelling is an existing single storey conservatory and patio space with further garden space and small outbuildings beyond. Rear boundary treatments comprise of timber panelled fencing and hedging.



Planning History

There is no planning history associated with this address.

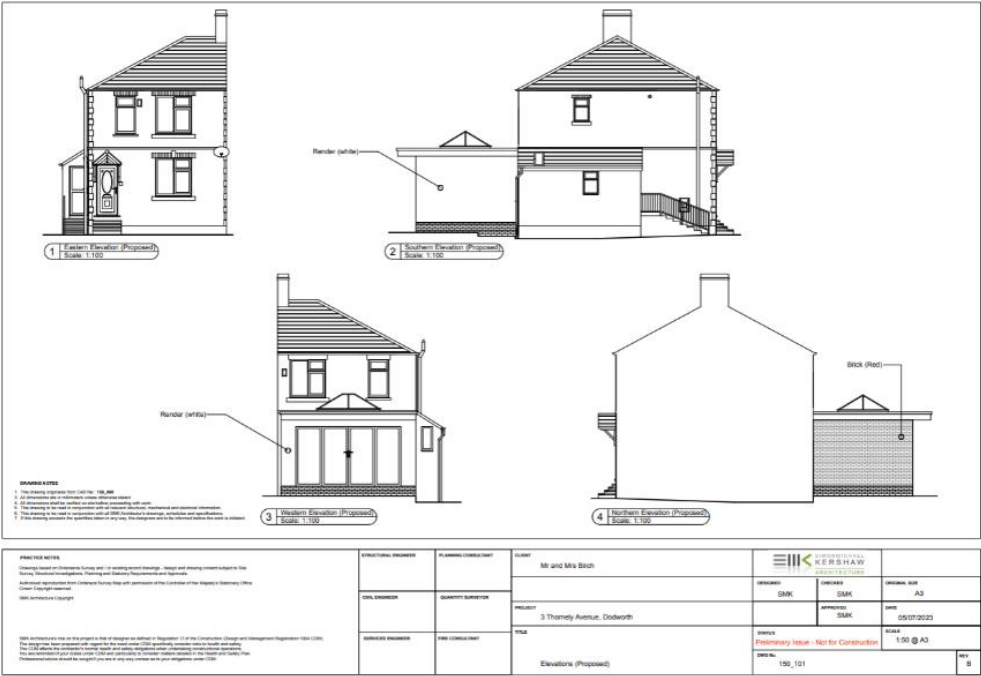
Proposed Development

The applicant is seeking approval for the removal of an existing ground floor side extension and rear conservatory and the erection of new single storey side and rear extensions.

The proposed side extension would project from the South (side) elevation of the dwelling by approximately 1 metre, extending the length of the property for approximately 5.1 metres. It would feature a lean-to roof with an approximate eaves and ridge height of 3 metres and 3.7 metres respectively and include provisions for a single roof light.

The proposed rear extension would project from the West (rear) elevation of the dwelling by approximately 4 metres with a width of approximately 5.1 metres. It would feature a flat roof with a total height of approximately 3.5 metres and an overhang of approximately 0.75 metres. It would also include provisions for a roof lantern.

The proposed side extension would be rendered white and use slate roof tiles, whilst the proposed rear extension would be brickwork on its North elevation, rendered white on its South and West elevations and feature a brick plinth.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation – Urban Fabric

The site is allocated as Urban Fabric within the adopted Local Plan, which has no specific land allocation and therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

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; reflecting the principles of 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.***

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties; one representation was received objecting to the proposals due to overshadowing.

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; therefore, 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

Proposals for extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that *'extensions to the rear of semi-detached houses should not project by more than 4 metres and where the extension would project beyond 3 metres, the eaves height should not exceed 2.5 metres.'*

The 45-degree rule will also be applied to the proposals; this is a test that is applied as a guide to determine and limit the extent of overshadowing to adjacent neighbouring properties.

In this instance, the proposed rear extension would project from the rear elevation of the original dwelling by approximately 4 metres, featuring a flat roof with a total height of approximately 3.5 metres, therefore, partially meeting the guidance of the SPD. Additionally, the proposed rear extension would be located directly South of adjoining neighbouring property 4 Thornely Avenue; as such, some impact regarding overshadowing should be expected due to the natural movement of the sun path. Furthermore, the proposed extension would also exceed the 45-degree rule, extending beyond this line by approximately 2.65 metres.

However, whilst it is acknowledged that the proposed rear extension would contribute to overshadowing, the *Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (GPDO)* allows a rear extension to be erected to the rear of a semi-detached property without the need for planning permission where the extension would not project beyond 3 metres, and where the extension would be located within 2 metres of a boundary, the eaves height would not exceed 3 metres and the total height, 4 metres. An extension of the size, if pursued, would still exceed the 45-degree rule, and contribute to the overshadowing of 4 Thornely Avenue.

The proposed rear extension would likely have a greater impact regarding the extent of overshadowing in comparison to an extension that could be erected under permitted development; however, the difference is not considered to be significant, especially where the extension is only marginally larger than the limits outlined within the GPDO and would replace existing boundary treatments of a similar scale that are likely to contribute to existing levels of impact that are experienced and tolerated.

Moreover, the applicant dwelling, and neighbouring properties benefit from modest sized plots that are likely to remain largely unaffected by the proposals. Neighbouring properties North of 4 Thornely Avenue are also positioned at an angle within the building line, therefore, if potential future development were to occur in this location, it is unlikely that a tunnelling affect would be created that would further exacerbate the impacts of overshadowing. Therefore, the extent of overshadowing to 4 Thornely Avenue as a result of the proposed rear extension is not considered to be detrimental and levels of amenity would be maintained to a reasonable degree.

Regarding overlooking and loss of privacy, there are no windows proposed in either side elevation of the proposed rear extension and a distance of approximately 22.5 metres would be maintained between the rear facing windows of the extension and the rear boundary, where the extension would

be a single storey and sufficient boundary treatments exist along the Western (rear) boundary line with additional screening provided by existing outbuildings and vegetation. The proposed rear extension is unlikely to result in a loss of outlook to adjacent neighbouring properties.

The proposed rear extension is, therefore, considered to be acceptable regarding residential amenity.

The SPD states that *'the projection of a side extension should not exceed more than two thirds the width of the original dwelling, a 0.5 metre setback from the main front wall of the dwelling is desirable, and where practicable there should also be a set in from a side boundary shared with an adjacent property.'*

In this instance, the proposed side extension would project from the South (side) elevation of the dwelling by approximately 1 metre and extend the length of the property by approximately 5.1 metres. The proposed side extension would be fronted by a stepped access following the same projection of the extension and extending the length of the property by approximately a further 2.7 metres. A set back of approximately 0.25 metres would be maintained between the stepped access and main front wall of the dwelling whilst the extension itself would be set back by approximately 3 metres.

Moreover, the original dwelling has a width of approximately 5.7 metres, therefore, the projection of 1 metre of the proposed side extension would not exceed a width of more than two thirds the width of the original dwelling. Additionally, a set in from the side boundary with adjacent neighbouring property 2 Thornely Avenue would not be achieved; however, in this instance, it is not considered practicable to provide this due to the constraints of the curtilage.

Regarding overlooking and loss of privacy, two windows are proposed within the proposed side extension, including one located on its West (rear) elevation and one located on its South (side) elevation. These windows would be facing windows within the adjacent side elevation of 2 Thornely Avenue; however, the proposed windows would be similarly located to windows located on the rear and side elevations of the existing side extension and, therefore, impacts regarding loss of privacy are not expected nor considered to significantly increase beyond existing levels of impact that are likely to be experienced and tolerated.

Moreover, whilst it is acknowledged that the proposed side extension could impact the outlook of 2 Thornely Avenue, again, this is not expected nor considered to extend beyond existing levels of impact, especially as the proposed extension would replace an existing extension of a similar scale. Additionally, 2 Thornely Avenue were consulted on the proposals and no comments or objections were received.

The proposed side extension is, therefore, considered to be acceptable regarding residential amenity.

The proposals, considered together, would not be considered overbearing resulting in increased overshadowing and overlooking or reduced levels of outlook, that would significantly increase beyond existing levels of impact that are currently experienced and tolerated that would otherwise be detrimental to the amenity of neighbouring properties.

The proposals, considered together, are therefore, considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

Visual Amenity

The SPD states that *'materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible'*.

In this instance, the proposed side and rear extensions would use external materials that would match or be of a similar appearance to those existing, including brickwork, white render, and slate roof tiles.

The proposed side extension would be visible from public realm within the street scene; however, a set back from the front elevation of the original dwelling would limit its prominence. It would feature a lean-to roof that would sympathetically reflect the style and pitch of the roof of the original dwelling and adopt the use of external materials that matched those existing. Additionally, the proposed side extension would replace an existing extension of a similar scale and appearance and is, therefore, not considered to result in any adverse impacts that would detrimentally change or alter the character of the street scene.

The proposed rear extension would not be visible from public realm within the street scene and would be well screened by existing boundary treatments from a footpath directly adjacent to the Western (rear) boundary line. It would feature a flat roof and adopt the use of external materials that would match those existing. Whilst flat roofs are not preferred and are generally considered to be an inferior form of design and construction, in this instance, it would be considered acceptable as the roof would have little impact on visual amenity and the character of the street scene.

The proposals, therefore, are considered to be sympathetic to the main dwelling and consistent with the character of the street scene and are considered acceptable and in compliance with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The applicant dwelling does not benefit from any existing off-street parking provision and is served only by on-street parking to the front of the dwelling and throughout the street.

The proposed extensions to the side and rear of the property are unlikely to interfere with existing arrangements and would not result in a requirement for additional parking provision; as such, the property would continue to be served by existing on-street parking provisions where there is not expected to be a significant change in vehicular volumes or movements within the area that may have otherwise had an adverse impact. Therefore, highway safety would be maintained to a reasonable degree.

The proposals, therefore, would be considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Recommendation

Approve with Conditions