

2022/0640

Mr Steve Cannon

12 Brierley Road, Shafton, Barnsley, S72 8QQ

Two storey rear extension and single storey side and front extensions

Site Description

The dwelling is a two-storey detached dwelling located in Shafton. Brierley Road has a mixed street scene however the dwelling is set next to a run of five dwellings separated from the host dwelling by a parking area. The dwelling is currently screened from view by a wall and overgrown vegetation.

Planning History

2009/0096 - Residential Development (Outline) (Refuse)

2009/0991 - Residential development (7 units) (Outline) (Resubmission) (Approve with Conditions)

Proposed Development

The applicant is seeking approval for the erection of a two-storey rear extension and single storey side and front extensions. The front extension will project 2 meters from the front elevation of the dwelling and has a width of 3.4 meters. The extension will feature a flat roof with a total height of 3 meters. The materials used for all the extensions will be matching brickwork and roof tiles.

The side extension will project 3.45 meters from the side (northeast) elevation of the dwelling. The extension has a width of 6.3 meters. The extension will feature a mono-pitched roof with a ridge height of 4.05 meters and an eaves height of 2.8 meters.

The rear extension will project 3.45 meters from the rear elevation of the dwelling. The extension has a width of 3.95 meters. The extension will feature a hipped roof with a ridge height of 7.15 meters and an eaves height of 5.5 meters.



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 – Green Belt

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.

Policy HE1: The Historic Environment – States that development which affects the historic environment and Barnsley's heritage assets, and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

Policy GB1: Protection of Green Belt – In accordance with the NPPF, the erection of new buildings within the green belt will be classed as 'inappropriate' development with sites in the green belt being protected from such. Exceptions to this are:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries;
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs; and
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land).

All such buildings will still be considered in terms of their impact on the openness of the green belt and whether they cause other harm.

In accordance with the NPPF and as set out in GB1, the Council will not allow proposals for 'inappropriate' development in the Green Belt unless it can be shown that there are very special circumstances that justify setting aside local and national policy.

Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt – Provided that it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

- Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces;
- Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building;
- Dividing an existing house to form smaller units of accommodation.

All such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway 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. 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”*.

Consultations

The LPA's Conservation Officer was consulted and raised no objections.

Highways Development Control (DC) were consulted and raised no objections subject to conditions.

Shafton 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 Green Belt as such, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles from the SPD and the following criteria;

- The total size of the proposed and previous extension should not exceed the size of the original dwelling
- The original dwelling must form the dominant visual feature of the dwelling as extended

The proposed extensions will remain subsidiary to the host dwelling and are of a scale and design which is appropriate to the host property. The original dwelling will still be dominant.

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.

Impact on the Green Belt

The starting point to assess extensions and alterations for sites within the Green Belt is identifying how the original dwelling stood in 1948, or whenever the house was built, whichever is later. In this case it is unclear if the dwelling was built pre or post 1948, however it is clearly shown on the 1960 map and therefore the size of the original dwelling will be taken from that map.

- Original dwelling (taken from 1960 map) = 166.76sqm
- Proposed front extension = 6.77sqm
- Proposed side extension = 21.67sqm
- Proposed first floor of rear extension = 13.77sqm
- Original dwelling + proposed extensions = 208.97sqm

As such, the proposed extension does not exceed the size of the original dwelling and is in compliance with Local Plan Policy GB2. The proposal is not considered harmful to the Green Belt.

Impact upon Listed Milepost

The dwelling could be considered to be in the setting of the listed milestone that is approximately 10 meters to the north. However, the milestone is outside the domestic curtilage which is shielded by extensive walls and vegetation. Also, the setting of the listed milestone has changed considerably over time with modern development having already comprehensively encroached. As such and on balance, there is little additional cumulative harm to the setting caused by the proposal.

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 all the extensions will match the existing dwelling with matching brickwork and roof tiles being used.

The proposal includes a front extension, and the front elevation is the most important elevation for its impact on the character of the street scene. The size of front extensions needs to be as modest as possible. The size of proposed extension is acceptable, it complements the dwelling's character and doesn't detrimentally affect the street scene. The extension utilises a flat roof which is normally not a supported roof type due to flat roofs being an inferior form of construction, however in this circumstance it is acceptable because it provides balance to the front elevation as it set in-between two bay window extensions that both feature hipped roofs with the same eaves height maintained.

The SPD states that single storey side extensions "*should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling)*". A projection of two thirds of the original dwelling would be 7.4 meters. The proposed projection is to be 3.45 meters and is therefore acceptable in terms of visual amenity.

The rear extension utilises a hipped roof which is akin to the existing dwelling's hipped roof and the design of the existing rear elevation. The proposed rear extension conforms to the SPD in terms of its external materials and roof type, therefore it will have little impact upon the character of the street scene due to the harmony with the dwelling and being 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

The SPD states that "*modest single storey front extensions, which are in keeping with the style of the existing house, may be allowed*". The design of the existing house is partially reflected in the proposal. The proposal won't have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The proposed front extension has a modest projection of only 2 meters and therefore would not lead to a significant increase in overshadowing even with the projection being further than that of the existing bay windows. In terms of overlooking no windows are proposed on the side elevations of the front extension.

The proposed side extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing, being overbearing or overlooking. There is no dwelling set to that side of the property that would be impacted by the side extension, and it is therefore acceptable.

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 even with the addition of a Juliet balcony as the dwelling is set within a large plot. There is significant distance to the rear boundary being approximately 24 meters away. 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