2022/0459
Haslam

Erection of single storey extension to rear extension

90 Queens Drive Old Town Barnsley S75 2QA

Site Location & Description

Queens Drive links two of the main routes into the town centre, Gawber Road and Huddersfield Road and slopes up, north to south, towards Gawber Road.
The immediate vicinity is predominantly residential, comprising of two-storey semi-detached red brick properties, with Barnsley Hospital located opposite the junction of Queens Drive and Gawber Road.

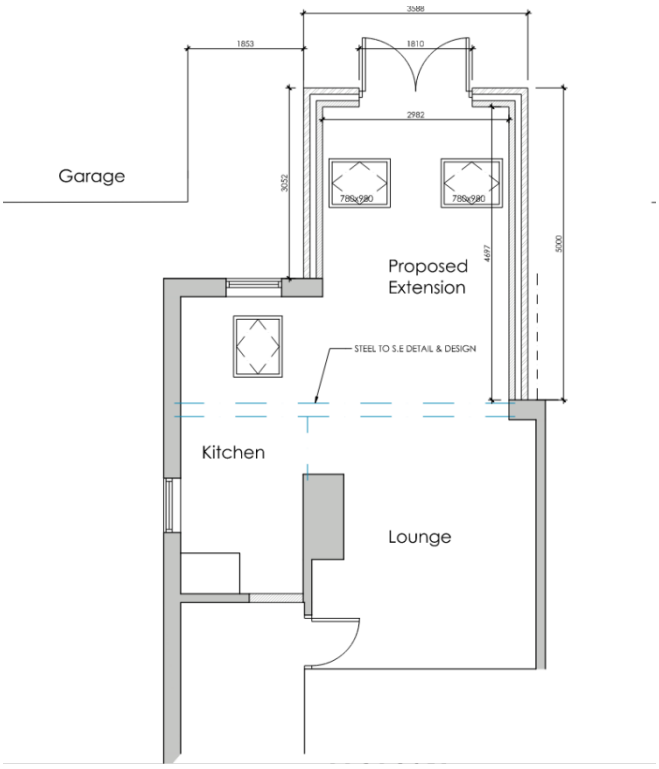
The application relates to a two-storey, semi-detached brick-built, dwelling located on the western side of Queens Drive. The dwelling is set back from the highway with a modest garden to the front; the property currently benefits from a single storey flat roof extension to the rear elevation and a detached garage along the northern boundary. The attached dwelling is set slightly higher than the application property due to the fall of the land which also benefits from a single storey rear extension.





Proposed Development

The applicant seeks permission for the erection of a single-storey rear extension. The extension is to project 5m from the rear elevation extending 3.6m along it, with a height of 2.9m to the eaves and 3.9m to the ridge; and is to infill the gap between the existing rear projection and the side boundary with the adjoining neighbour.





Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

Local Plan

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 GD1 General Development
Policy D1 High Quality Design and Place Making
Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Consultations

None

Representations

Neighbour notification letters were sent to surrounding properties; no representations been 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 on highway safety.

Residential Amenity

Supplementary Planning Document – House Extensions and other Domestic Alterations states that single storey extensions to the rear of semi-detached dwellings should not project more than 4m and that the eaves height should not exceed 2.5m where the extension would project beyond 3m.

The proposed extension is contrary to the principles set out in the SPD; however, it does fall within the parameters of the Larger Home Extension development as set out in the Town and Country Planning (General Permitted Development Order) 2015 (as amended). This allows homeowners to erect single storey rear extensions up to 6m on semi-detached properties without the need for planning permission where no neighbouring properties object. Given that the neighbours have not objected to the proposal and that the proposal falls within the parameters of the larger home extension, in addition, the neighbouring dwelling is set at a higher level and benefits from a single storey rear extension along the boundary it is considered that the proposal would not increase levels of overshadowing or reduce levels of outlook of the neighbouring property to a detrimental level.

The extension has been designed with no windows on either side elevation and those on the rear elevation are considered a sufficient distance from the rear boundary not to increase levels of overlooking.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook of neighbouring properties to a detrimental level and is in compliance with Local Plan Policy GD1

Visual Amenity

The proposed development is to be located on the rear elevation and whilst the rear elevation is not highly visible from public vantage points; the proposed extension is designed with a pitched roof and is to be constructed from materials which match the original dwelling. It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Highway safety

The proposal does not result in the requirement for additional parking provision, nor does it see the loss of existing parking provision and as such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions