

2021/1583

Mr K R Dutheridge

122 Everill Gate Lane, Wombwell, Barnsley, S73 0YJ

Front porch and rear two storey and single storey extension

Site Description

The dwelling is a two-storey terraced dwelling located in Wombwell. Everill Gate Lane has a consistent street scene featuring several runs of terraced dwellings to the south with the Dearne Valley Wetlands SSSI to the north. The brick wall to the front of the dwelling has been demolished and to the rear is an existing single storey rear extension, rear garden and large garage.

Proposed Development

The applicant is seeking approval for the erection of a front porch and rear two storey and single storey extension. The porch extension will project 1.5 meters from the front elevation of the dwelling. The extension has a width of 2 meters. The extension will feature a mono-pitched roof with a ridge height of 3.55 meters and an eaves height of 2.46 meters. The materials used for all three extensions will be matching brickwork and roof tiles.

The rear extension will project 2.77 meters from the rear elevation of the dwelling. The two-storey element of the extension has a width of 3.35 meters and will feature a mono-pitched roof with a ridge height of 6.15 meters and an eaves height of 5.07 meters. The single storey element of the extension has a width of 1.73 meters and will feature a mono-pitched roof with a ridge height of 3.72 meters and an eaves height of 2.65 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 – 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”*.

Consultations

No consultees were consulted for this application.

Representations

Neighbour notification letters were sent to surrounding properties, one objection was received and in summary raised the following points;

No objection to the porch at the front of the house.

The rear extension will overshadow the rear of the neighbouring property.

The rear extension will impact upon the privacy of the neighbouring property.

Assessment

Principle of Development

The site falls within urban fabric as such, extensions to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host dwelling and are not detrimental to the amenity afforded to neighbours.

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 both extensions will be matching brickwork and roof tiles to the existing dwelling. Each extension utilises a mono-pitched roof which is akin to the existing dwelling's pitched roof and is therefore an acceptable roof type.

The proposal includes a front extension, and the front elevation is the most important elevation for its impact on the character of the dwelling and the street scene. The size and scale of front extensions need to be as modest as possible. There are various examples of nearby front extensions on Everill Gate Lane, and the proposed extension complements the character of the dwelling by its design and therefore doesn't affect the street scene detrimentally.

The proposed extensions conform to the SPD in terms of the external materials and roof type used, therefore the extensions will have little impact upon the character of the street scene due to the harmony with the existing dwelling, the front porch being subservient, and the two-storey extension being set to the rear of the property and therefore not visible in the street scene.

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 *“two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook”* and that *“two-storey rear extensions to semi-detached houses should, therefore, generally be designed with a rear projection of less than 3.5 metres and for terraced houses 2.5 metres”*.

Also *“larger extensions may be acceptable in certain circumstances”*. The proposed projection is to be 2.77 meters which although is 0.27 meters further in projection than the recommended distance for a terraced property, it is of a similar distance to that of the existing two storey rear extension at the neighbouring property (120 Everill Gate Lane) approved under application B/04/2056/WW. The SPD states that in certain circumstances larger extensions may be acceptable, for instance, where neighbouring dwellings have been extended.

The main issue to consider, is whether or not the extension would be significantly overbearing on the neighbouring properties. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The projection although it slightly exceeds the recommendation for a terraced dwelling is still modest and projects to a similar length as that of the neighbouring two storey rear extension.

As outlined above one of the neighbouring dwellings (No.120) has an existing two-storey rear extension, therefore, the proposed extension wouldn't result in an overbearing feature or one that would significantly overshadow that neighbouring property. It is acknowledged that the first floor of the other neighbouring property (No. 124) has not been extended however the proposed two-storey extension does not span the full width of the dwelling and is reduced to a single storey extension as is existing on the host dwelling adjacent that property.

The proposed two storey rear extension would fall outside a 45-degree line measured from the centre of the neighbouring first floor window at 124 Everill Gate Lane. As such, the proposed two storey extension would not significantly overshadow that room or be an overbearing feature. The impact of overlooking will not be significantly increased from that what is existing. The proposed rear elevation carries forwards features from the existing rear elevation and there are no windows proposed on any of the side elevations. Furthermore, the distance to the rear boundary is approximately 23 meters from the proposed rear elevation of 122 Everill Gate Lane, therefore greater than the advised 10-meter distance.

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 reflected in the proposal. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of being overbearing. The proposed front extension has a modest projection of only 1.5 meters and therefore would not lead to a significant increase in overshadowing. No windows are proposed on the side elevations of the proposed front porch extension.

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