

2022/0237

Mr Daryl Haywood

142 Dearne Hall Road, Low Barugh, Barnsley, S75 1LX

Two storey side extension

Site Description

The dwelling is a two-storey end terraced dwelling located in Low Barugh. Dearne Hall Road has a consistent street scene featuring other terraced dwellings that share similar external materials. The dwelling has an existing porch to the front as well as a parking area and large garden that extends to the side. To the rear is an existing patio area.

Proposed Development

The applicant is seeking approval for the erection of a two-storey side extension. The extension will project 4 meters from the side (southeast) elevation of the dwelling. The extension has a width of 8.05 meters. The extension will feature a pitched roof with a ridge height of 8.58 meters and an eaves height of 5.65 meters. The materials used will be matching stone and matching roof tiles with sand render to be used on the side elevation.



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, no 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.

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 the matching stonework and roof tiles being used. Also, the side elevation is proposed to be sand render, to match the existing render on the side elevation of the front porch. It will be located at the end of the street and therefore not visible in the street scene of Dearne Hall Road. The render will be visible from the adjacent Dearne Hall Lane however this is a significant distance away and the sightline is partially obscured by a pylon.

Furthermore, the materials for the front and rear elevations will be taken from the existing side elevation. That is what is especially important in this case, achieving a sympathetic and balanced design which harmonises with the existing terrace. The design does this by re-using the existing stone from the side gable on the front elevation and the existing coping stones on the end of the roof. The render is therefore judged acceptable in this case as the recycling of the stone from the existing side gable to be used on the front helps achieve a sympathetic and balanced appearance.

The SPD states 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”*. The proposed side extension is not setback 0.5 meters from the main front of the existing dwelling however there is a setback of 2.9 meters from the existing front porch. Also, there is no dwelling set to the side of the host dwelling therefore there would be no terracing effect. The lack of a setback would not cause significant harm to the character of the street scene. The SPD states that *“all two-storey side extensions should therefore have a pitched roof following the form of the existing roof”*. The proposed side extension utilises a pitched roof which follows the form of the existing dwellings pitched roof and aligns at the eaves.

The SPD states that *“the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling”* in order to ensure subordination and so that the original dwelling stays as the dominant feature. A projection of two thirds of the original dwelling would be 2.98 meters and the proposed projection is more than this by 1.02 meters at 4 meters. However, this increase in projection over the recommendation is acceptable in this circumstance as there is no neighbouring dwelling to the side of the host dwelling where the proposed side extension would be, and it is located at the end of the street where the visual impact is least.

Further to this there are a number of mitigating circumstances in this particular case which allow for an increase over the recommended projection to be acceptable on balance. The main point being that the dwelling is an end terrace that occupies a very large and spacious plot when compared with the neighbouring dwellings. The existing dwelling is very narrow and so to only allow an extension of two thirds the width of the original dwelling would significantly limit its useable space. The proposed width is not excessive in the context of the size of the plot, and this is a rare case where a set back and step down would be counterproductive because it would unbalance the host dwelling and subsequently the rest of the terrace.

The proposed extension partially conforms to the SPD in terms of external materials, roof type, setback and projection, however the proposal will have no detrimental impact upon the character of the street scene due to the harmony with the existing dwelling and being an end terrace. 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 proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing as no property is located to the side of the dwelling. Overlooking from the proposed extension will be limited as the distance to the nearest property to the side where the extension will be is approximately 30 meters and facing another side elevation. The dwelling to the rear (114 Dearne Hall Road) is approximately 21 meters away from the proposed extension and a false window is to be used at first floor level on the rear elevation to alleviate concerns over increased overlooking. 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