

2021/0737

Mr Nick Skeldon

Erection of single storey extensions to the front and rear of dwelling

52 Newtown Avenue, Royston, Barnsley, S71 4HB

Site Description

The application relates to a two-storey semi-detached dwelling located on the Western side of Newtown Av. in Royston. The property is of a red brick construction with a concrete tiled hipped roof. To the rear is modestly sized garden which backs onto Greenwood Crescent.

The surrounding area is solely residential and characterised by other semi-detached dwellings that are of a similar design and material construction.

Proposed Development

The applicant is seeking permission for the erection of single storey extension to the front and rear of the dwelling.

The front extension will have a forward projection of 2m, projects along the front elevation by 2.4m and has a hipped roof with eaves and ridge of 2.5m and 3.5m respectively.

The rear extension will have a rearward projection of 4m, projects along the rear elevation by 5.4m and has a lean-to roof with eaves and ridge of 2.5m and 4.2m respectively. Matching materials are proposed.

N.B.: On 23/7/21, the proposal was amended, with the projection reduced to 3.7m, ridge line lowered to 3.6m and the pitch reduced.



Policy Context

Local Plan Allocation – Urban Fabric

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised NPPF

does not change the statutory status of the development plan as the starting point for decision making.

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted 2000) and the Core Strategy (adopted 2011).

Local Plan 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.

Local Plan 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 (SPD) - House Extensions sets out 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 for should:

- I. Be of a scale and design which harmonises with the existing building
- II. Not adversely affect the amenity of neighbouring properties
- III. Maintain the character of the street scene and
- IV. Not interfere with highway safety.

SPD – House Extensions and Other Domestic Alterations states that to combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled. On semi-detached dwellings an extension should not project more than 4m, and the eaves height should not exceed 2.5m where the extension would project beyond 3m.

SPD - House Extensions and Other Domestic Alterations states that extensions to the front elevation need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene. Modest single storey front extensions which are in keeping with the style of the existing house may be allowed.

These policies are considered to reflect policies set out in the revised NPPF, which requires development to be of high-quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Representations

Notification letters were sent to surrounding properties. One representation has been received. The issues raised were regarding noise and disturbance during construction of the extension.

Assessment

Principle of Development

The site is allocated as Urban Fabric in the adopted Local Plan. As such extensions and alterations to a domestic property are acceptable in principle providing, they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

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

Extensions to dwellings are considered on the basis of overshadowing, loss of privacy and outlook. The rear extension is not of an excessive size or scale; with a sloped roof pitch that limits its impact on the adjoining dwelling and eaves and ridge which are within SPD guidance. As such, it is highly unlikely to have a significantly detrimental effect in terms of overshadowing onto neighbouring property and so is considered acceptable.

The front extension is modestly sized and not located close to any residential properties, therefore its impact on amenity is not considered to be significant.

It is acknowledged that the proposal will result in some temporary noise and disturbance during building work. As such, a condition limiting construction hours will be added to any permission given.

Visual Amenity

The rear extension will not be highly visible from public vantage points and its roof design is acceptable for this type of extension. The front porch has a hipped roof to match the host property and is not excessive in size in relation to the dwelling. Furthermore, the dwelling is set back from the highway and so its impact on the street scene will be limited.

As such, the visual character of the host property and street scene will be maintained to a reasonable degree, and the proposal complies with both Local Plan Policy D1 and SPD – House Extensions and other Domestic Alterations

Recommendation

Approve – subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
2. The development hereby approved shall be carried out strictly in accordance with the amended plans (Site Plan and Drawing No. 2 Rev. B received 23/07/21) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
3. The external materials shall match those use in the existing building

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.