

2021/0759

Mrs Gail Ward

Erection of single storey front extension to dwelling

4 Fountains Way, Monk Bretton, Barnsley, S71 2JL

Site Description

The application relates to a semi-detached bungalow located on the Western side of Fountains Way in Monk Bretton. The dwelling is of a red brick construction with a concrete tiled gable pitched roof. The property benefits from off street parking and a detached garage.

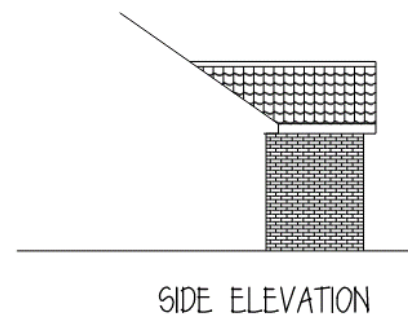
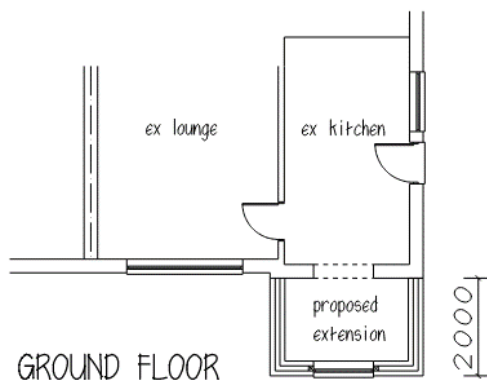
The surrounding area is solely residential and is characterised by other bungalows, both semi and detached. Most properties are of a similar design and material construction. The adjoining bungalow has an existing single storey front extension.

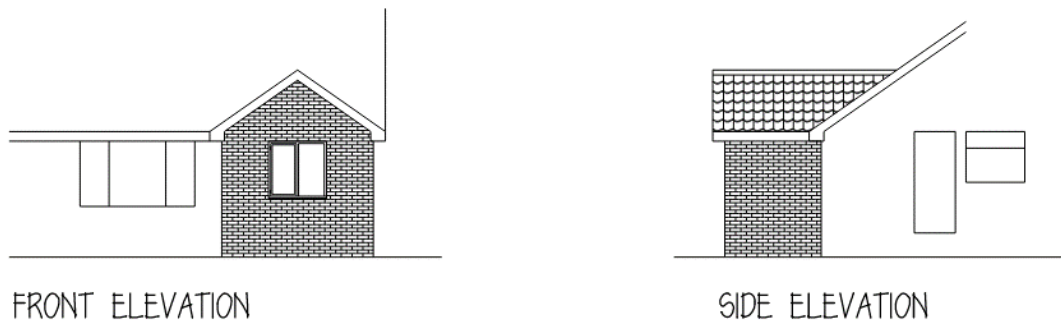


Proposed Development

The applicant is seeking permission for the erection of a single storey front extension to the dwelling. The extension will have a forward projection of 2m and project along the front elevation by 3.14m. The extension will have a gable roof, with eaves and ridge of 2.4m & 3.9m respectively.

Matching materials are proposed





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 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

None

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 provided that 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

Modest single storey front extensions, which are in keeping with the style of the existing house, are considered acceptable; particularly if they are small and will provide a porch or extra space to front rooms (i.e. is discreet and adopts the form and features of the original).

The proposed extension is quite modest in size and does not have an excessive forward or sideways projection. It is set in from the boundary with the adjoining dwelling and so is highly unlikely to have any significantly detrimental impact in terms of overshadowing or overbearing. No windows are proposed on the side elevation of the extension therefore overlooking will not be an issue.

The proposed extension is therefore considered to be acceptable.

Visual Amenity

The proposed extension will have materials which will match the original dwelling and so is considered acceptable. The roof design harmonises with that of the host dwelling and mirrors the extension at the adjoining dwelling, balancing out the two properties. The property is set well back from the highway and so the extension will not become a dominant feature within the street scene.

The proposal is therefore considered acceptable in terms of visual amenity and in compliance with Local Plan Policy D1 and SPD – House Extensions.

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 plans (Plans & Elevations received 27/05/21) 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 used in the existing dwelling

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.