

2021/0880

Mr Anthony Mackie

7 Moorland Avenue, Staincross, Barnsley, S75 6NP

Two storey side and rear extension and single storey rear extension

Site Description

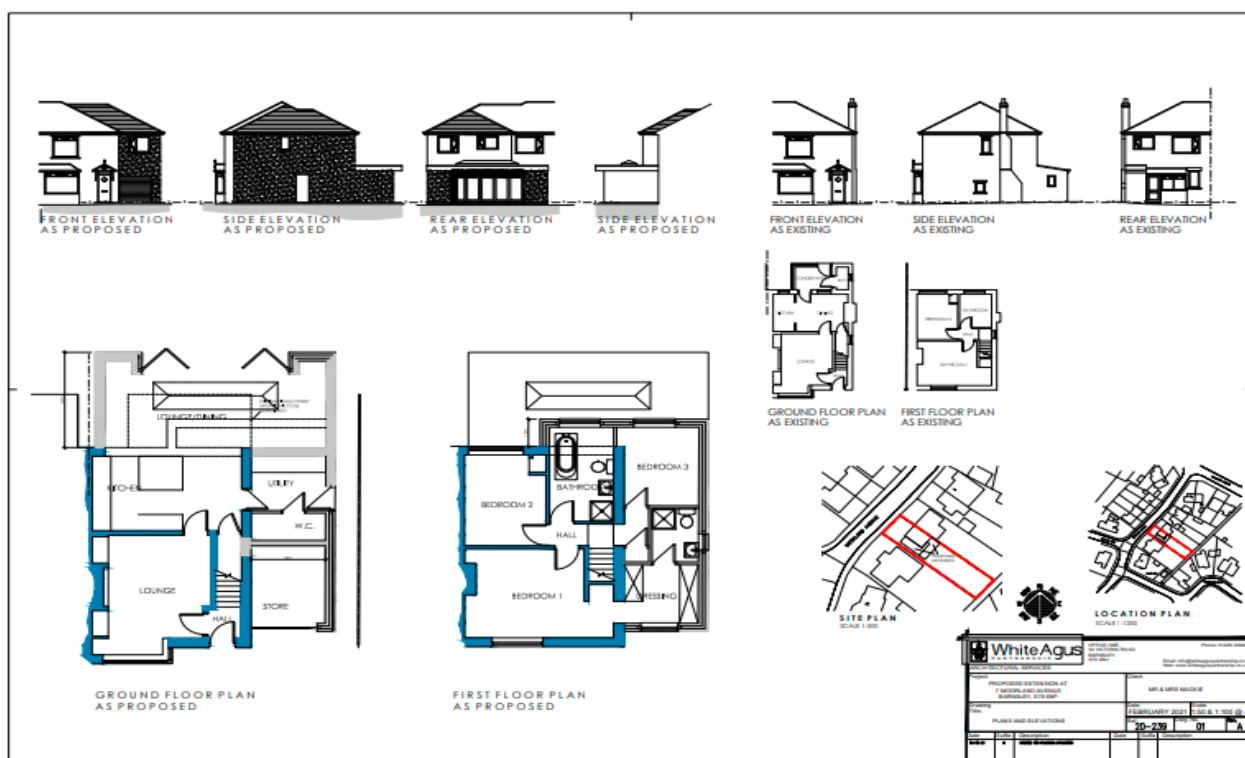
The dwelling is a red brick, two-storey semi-detached dwelling located in Staincross. Moorland Avenue has a consistent street scene featuring other two-storey dwellings that are constructed of red brick which then transitions to brick-built bungalows. The dwelling has a small front garden and driveway to the side. To the rear is an existing rear extension and large garden space.



Proposed Development

The applicant is seeking approval for the erection of a two-storey side and rear extension and single storey rear extension. The side and rear extension will project 2.68 meters from the side (south west) elevation and 1 meter from the rear elevation of the dwelling. The extension has a width of 7.77 meters. The extension will feature a hipped roof with a ridge height of 7.36 meters and an eaves height of 5.1 meters.

The single storey rear extension will project 4.04 meters from the rear elevation of the dwelling and have a width of 7.71 meters. The extension will feature a flat roof with a ridge height of 3.29 meters and an eaves height of 2.52 meters. The materials used for both extensions will be render.



Planning History

2021/0328 - Two storey side/rear extension and single storey rear extension

Policy Context

Planning decisions should be made in accordance with the Local Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) does not change the statutory status of the Local Plan as the starting point for decision making. The Local Authority (LPA) has also adopted a series of Supplementary Planning Documents (SPD) and Supplementary Planning Guidance Notes, which are other material considerations.

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 Barnsley Local Plan (BLP) 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 the decision-making process as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in 2000) and the Core Strategy (adopted in 2011). 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***
- ***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. Where a Local Plan is absent or relevant policies are out-of-date, permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. This is assessed against the policies in the NPPF as a whole; or where specific policies in the NPPF indicate development should be restricted or 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 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to enhance the opportunities available for improving the character and quality of an area and its functionality.

Consultations

Highways Development Control (DC) were consulted and provided no response.

Representations

Neighbour notification letters were sent to surrounding properties, no comments were received.

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 are to be render. There is no colour of render specified on either the plans or application form. The previous application (2021/0328) was originally submitted like this proposal with render on every elevation of the proposed extension. This was later amended to only have render on the single storey rear extension and for the front and side elevations of the two-storey side extension to be matching brickwork. The proposal was therefore deemed acceptable with matching brickwork being used.

This re-submission has re-applied for render to be used on the front and side elevations of the two-storey side extension. This use of external material is deemed unacceptable as initially discussed during the first application hence the amendments.

Moorland Avenue consists predominantly of red brick dwellings, especially towards the junction with Staincross Common. The dwelling type and materials change as you travel south east on Moorland Avenue and transitions to brick-built bungalows. The colour of brick used varies between bungalows, but the palette is shared with that of red brick. The proposals front and side (south west) elevations would be rendered which would result in the rendering being the main architectural feature of the frontage when viewed from the south west of Moorland Avenue. As a result of the setback the render will not be visible from the north east of Moorland avenue however this section of road is significantly shorter.

Given that the surrounding street scene is made up mostly of red brick, and entirely of brick with no render in the street scene, the use of render would be harmful to the original character of the dwelling and the street scene as a whole. The proposal would therefore not harmonise with the materials used in the existing dwelling or other properties on Moorland Avenue. The end result would be a visible mixture of 3 different materials (red brick, render and brick) when viewing the property along with the neighbouring dwellings. In the opinion of the LPA, any benefit gained from rendering the extension doesn't outweigh the harm.

The SPD states that *“all two-storey side extensions should therefore have a pitched roof following the form of the existing roof”*. The proposed extension utilises a hipped roof (to match the existing) which is set down and follows the form of the existing dwellings hipped roof with an alignment of the eaves. 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 extension is set back 0.6 meters from the front of the existing dwelling which is an acceptable set back distance.

However, on balance, the render would be considered contrary to the Supplementary Planning Document House Extensions and Other domestic alterations and Policy D1: High Quality Design and Place Making of the Local Plan which states that 'development is expected to be of high-quality design'. The use of render would have a significant detrimental impact upon the character of the street scene of Moorland Avenue.

The proposed development is therefore considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered unacceptable in terms of visual amenity.

Residential Amenity

The proposals footprint has already been approved under application 2021/0328 and is therefore acceptable in terms of residential amenity. 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”*. A projection of two thirds of the original dwelling would be 3,4 meters and the proposed projection is less than this at 2.68 meters. This projection is therefore acceptable.

The SPD states that *“on semi-detached dwellings an extension should not project more than 4m and again, the eaves height should not exceed 2.5m where the extension would project beyond 3m”*. The single storey rear extension as previously approved is in line with the above and only slightly exceeds a 4-meter projection because of roof overhang.

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. The dwelling would have three bedrooms; therefore, the recommended off-street parking is two spaces. The dwelling has an existing driveway which will still have sufficient room for one space. There is also the possibility for on street parking in front of the dwelling as there are no restrictions on this road (Moorland Avenue).

Recommendation

Refuse

In the opinion of the Local Planning Authority the addition of render to the dwelling as a result of the proposed extension would be inconsistent with the character of the property and would as a consequence appear as an unduly intrusive feature when viewed from Moorland Avenue. Furthermore, the use of render would have a significant detrimental impact upon the street scene. As such it is considered contrary to the Supplementary Planning Document House Extensions and Other domestic alterations and Policy D1: High Quality Design and Place Making of the Local Plan which states that 'development is expected to be of high quality design' and 'complement and enhance the character and setting of distinctive places'.