

2022/1330

Mrs Julie White

23 Lidgett Way, Royston, Barnsley, S71 4FD

Single storey extensions to front and rear of dwellinghouse

Site Description

23, Lidgett Way is a two-storey, detached property in Royston, Barnsley. The dwelling is located in an area which is predominantly residential, with vacant land to the North and further dwellings to the East, South and West. The dwelling is positioned in a uniform building line within a reasonably consistent street scene consisting of other detached dwellings of similar type, scale, and appearance, with the site address utilising mixed brickwork, tiling, and render; however, some differences can be found regarding roof types, with a mixture of hipped, pitched, and gable roofs present.

The dwelling features an existing integral garage, partially converted to create a store, a canopy, and a bay window to its front elevation, with an existing small extension, various outbuildings, and garden space to the rear. The site is bounded by fencing to its rear and side boundaries, with the fencing suitably higher to the rear.



LOCATION PLAN
SCALE 1:1250 AT A3



B/99/1150/RO - Residential development of 92 dwellings with associated roads, sewers and formation of storage lagoon – Historic.

B/01/0373/RO - Residential development of 99 dwellings (amended layout to include 7 additional units) – Historic.

The applicant is seeking approval for the erection of single storey extensions to the front and rear of the dwelling with the existing garage door to be replaced with a new window and provisions for additional porch space at the front.

The proposed front extension would be of a single storey and involve the removal of an existing bay window, then projecting from the front elevation of the original dwelling by approximately 1.53 metres: bringing it in line with the existing projection of the existing garage/ store. This would facilitate further conversion of the garage/store into an additional habitable room, with new window openings replacing the garage door and existing provisions within the bay window; an additional porch space of approximately 2.13sq metres would be created, remaining in line with existing and proposed projections. The existing eaves and ridge height of the lean to roof over the garage (approximately 2.68 metres and 3.65 metres respectively) would remain unchanged with the existing roof being extended along the front elevation of the dwelling, maintaining an eaves height of approximately 2.68 metres, and utilising a slightly lesser ridge height of approximately 3.19 metres.

The proposed rear extension would be of a single storey and would project from the rear elevation of the original dwelling by approximately 4 metres, have a width of approximately 7.69 metres, and utilise a total height of approximately 2.7 metres due to the use of a flat roof. All extensions are proposed to utilise matching external materials to those used within the original dwelling, and include red brickwork, roof tiles, and UPVC, with a membrane roof utilised for the proposed rear extension.





Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation – Urban Fabric

The site is allocated as Urban Fabric within the adopted Local Plan, which has no specific land allocation and therefore, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – The policy 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 – The policy 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 – The policy 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.

Policy T4: New Development and Transport Safety – The policy states that development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure, and convenient access and movement.

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”*.

Provisions under 'The Town and Country Planning (General Permitted Development) (England) Order 2015'

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) allows for a single storey rear extension where it would not extend beyond the rear elevation of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse or exceed 4 metres in height. If the enlarged part of the dwellinghouse is within 2 metres of the boundary of the curtilage of the dwellinghouse then the height of the eaves of the enlarged part shall not exceed 3 metres and the eaves height of the enlarged part shall not exceed the eaves height of the original dwellinghouse.

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties, no objections or 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.

Residential Amenity

Proposals for house extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that *'Modest single storey front extensions, which are in keeping with the style of the existing house, may be allowed, where the extension would form a porch and provide some additional living space whilst being sufficiently discreet and adopting the form and features of the original dwelling'*.

The proposed front extension would have an approximate projection from the front elevation of the original dwelling and width of 1.53 metres and 4.73 metres respectively, with the width increasing to a total of approximately 7.69 metres to include the width of the existing garage. The proposed extension would create a new porch and habitable room space at ground floor level, utilising a lean-to-roof with an approximate eaves and ridge height of 2.68 metres and 3.19 metres respectively, increasing to a ridge height of approximately 3.65 metres above the existing garage. The proposed extension would utilise matching external materials with a roof type that would reflect the form and pitch of the roof of the original dwelling sympathetically.

The positioning of the proposed extension to the front of a detached dwelling within a uniform building line and in the context of sufficient existing boundary treatments and restrained size (projection and height), is considered unlikely to result in an increase of overshadowing, overlooking, or loss of outlook that would be to the detriment of the amenity of neighbouring properties.

The proposed front extension would, therefore, be considered acceptable regarding residential amenity.

The SPD states that *'extension to the rear of detached houses will be considered on their design merits where no adjacent properties are affected'*.

The proposed rear extension would have an approximate projection from the rear elevation of the original dwelling and width of approximately 4 metres and 7.69 metres respectively. The proposed extension would create space to enlarge existing habitable room spaces, utilising a flat roof with an approximate total height of 2.70 metres. External materials are to mostly match those used within the original dwelling, except for the membrane roof proposed.

Moreover, the SPD states that *'a distance of 12 metres should be maintained to a blank gable wall and a distance of 10m should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary'*. In this instance, a distance of approximately 8.45 metres; however, the extension would be a single storey faced towards an area of vacant land.

The proposed single storey rear extension would meet the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) and therefore, considered permitted development. However, as the proposed rear extension has been included within the overall proposals it will be considered accordingly regarding the amenity of neighbouring properties.

The positioning of the proposed extension to the rear of a detached dwelling in the context of high boundary fencing and existing conservatories to the rear of adjacent properties at either side is considered unlikely to result in an increase of overshadowing, overlooking, or loss of outlook that would be to the detriment of the amenity of these and other neighbouring properties. The projection of the proposed extension of approximately 4 metres would meet the limits of the GDPO, whilst the total height (approximately 2.7 metres) would be lesser than that permitted by the GDPO (3 metres). Furthermore, no objections were received from neighbouring properties regarding the proposals.

The proposed rear extension would, therefore, be considered acceptable regarding residential amenity.

The proposals, considered together, are therefore considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

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 would match those used within the original dwelling, utilising matching brickwork, roof tiles, and UPVC, except for the roof of the proposed rear extension, designed to utilise a membrane material.

Additionally, the SPD states that *'the roof, style pitch and detailing should match those of the existing dwelling, particularly where the extension will be prominent within the street scene'*. In this instance, the proposed front extension would be prominent within the street scene; however, the proposals show the utilisation of a lean-to-roof, and appropriate window placement following existing horizontal and vertical lines, which would be considered sufficient and appropriate roof type to reflect the character of the dwelling and mitigate unnecessary harmful impacts to the character of the street scene, to the detriment of visual amenity.

The proposed rear extension, though utilising a flat roof, would be positioned to the rear and therefore, would not be prominent within the street scene. The proposed extension would, therefore, not be harmful to the character of the street scene, whilst the character of the dwelling is reflected in the use of matching external materials.

Therefore, considered on balance, the utilisation of matching materials and appropriate roof design, would be considered sufficient to ensure the proposed extensions maintain a degree of cohesiveness with the original dwelling, whilst remaining sympathetic to the broader contextual surroundings of the site.

The proposals, therefore, would be considered not to detrimentally affect or alter the character of the street scene, and would be considered acceptable and in compliance with Local plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Highway Safety

The existing part-conversion of an integral garage to be used as a store has resulted in the loss of an off-street parking provision; however, it is considered that the proposed further conversion of this store to be used as a habitable room space with the proposed front extension would not result in any further loss of off-street parking provisions. The existing driveway would maintain at least two off-street parking spaces with evidence of on-street parking also visible within the locality. As such, the proposals would be considered acceptable and in compliance with Local plan Policy T4: New Development and Transport Safety.

Recommendation

Approve with Conditions