2022/0502

Mrs Jo Haigh

5 Psalters Drive, Oxspring, Barnsley, S36 8ZW

Proposed single storey extension to existing porch, repositioning / erection of new boundary wall to rear garden area and formation of parking area to front garden

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Site Description

The dwelling is a two-storey detached dwelling located in Oxspring. Psalters Lane has a consistent residential street scene featuring other similar dwellings. The dwelling has an open garden area to the front and side of the curtilage. To the rear is a garden area, parking area and a detached garage.

Planning History

B/87/0343/PR - Outline for residential development (Historic)

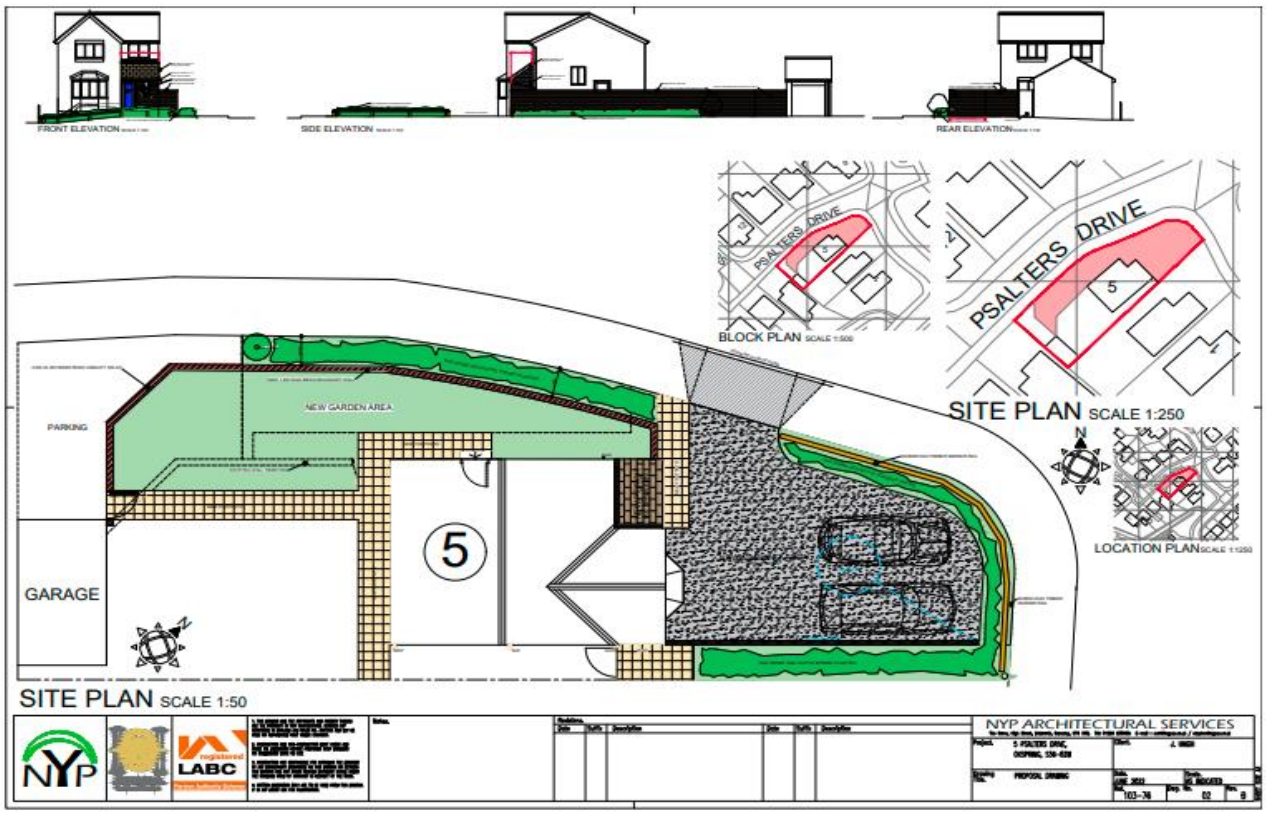
B/88/0765/PR - Erection of 31 dwellings (Approval of Reserved Matters) (Historic)

B/89/0489/PR - Substitution of house types to plots 1,2,12,13,17 (Historic)

B/89/1481/PR - Substitution house types to previously approved development Reference B/88/0765/PR (Historic)

B/96/0056/PR - Erection of three village terrace houses and adjacent play area (Refused)

Proposed Development



The applicant is seeking approval for the erection of a single storey front extension, repositioning and erection of a new boundary wall and the formation of a parking area. The extension will project 1.38 meters from the front elevation of the dwelling. The extension has a width of 2.4 meters. The extension will feature a mono-pitched roof with a ridge height of 3.9 meters and an eaves height of 2.45 meters. The materials used will be matching brickwork and roof tiles. The proposal includes a 1.8-meter-high brick boundary wall to create a new rear garden area. The wall will back setback 1 meter from the highway with the addition of a landscaping strip. To the front 0.6-meter-high planting and a 0.45-meter-high rail will encompass a new parking area to be accessed by a drop kerb.

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.

<u>Supplementary Planning Document: House extensions and Other Domestic Alterations</u>

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 *"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

Highways Development Control (DC) were consulted and raised no objections subject to conditions.

Highways Drainage were consulted and raised no objections.

Oxspring Parish Council were consulted and provided no response.

Representations

Neighbour notification letters were sent to surrounding properties, one letter of support was 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 and alterations 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 matching brickwork and roof tiles being proposed. The extension utilises a mono-pitched roof which is akin to the existing dwellings pitched roof and therefore acceptable.

The proposal includes a front extension, and the front elevation is the most important elevation for its impact on the character of the street scene. The size of front extensions needs to be as modest as possible. There are various examples of differing front elevations with a mixture of extensions and canopies. The size of proposed extension is acceptable, it complements the dwelling's character as the design reflects that of the existing front elevation and it doesn't detrimentally affect the street scene. The proposed extension conforms to the SPD in terms of its external materials and roof type, therefore it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and its modest projection not exceeding the existing front elevation.

The main issue to consider for assessing this type of application is the impact the proposal would have on the character of the street scene. The dwelling fronts onto Psalters Drive and is located within a corner plot with the front and side of the dwelling open to Psalters Drive. The applicant seeks permission to provide an enclosed private amenity space to the property via the installation of a 1.8-meter-high brick wall. The main impact of this will be on the street scene of Psalters Drive.

The previous boundary treatment was also a brick wall but set back from the proposed location. This is proposed to be removed from the host dwelling. Although a brick wall to the height of the proposed isn't present in the street scene the proposal will not be significantly detrimental to visual amenity as the wall is not proposed around the whole of the property. The proposal has also been amended to include a 1-meter landscaping strip between the wall and the highway. In addition there is a similar wall at the side of 6 Psalters Drive opposite the site although this is more viewed on Old Manor Drive streetscene rather than Psalters Drive. 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 SPD states that *"modest single storey front extensions, which are in keeping with the style of the existing house, may be allowed".* The design of the existing house is reflected in the proposal. The proposal won't have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The proposed front extension has a modest projection of only 1.38 meters and therefore would not lead to a significant increase in overshadowing. In terms of overlooking no windows are proposed on the side elevations and features of the existing front elevation are carried forwards.

The proposed wall will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. 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 proposal is to erect a boundary wall and provide off street parking to the front of the dwelling. The existing vehicular access is located at the rear of the dwelling where a parking space and garage are provided for the dwelling which will remain as existing. A 2-meter x 2-meter pedestrian visibility splay has been provided to the proposed boundary wall which will be acceptable. A proposed new vehicular access will be provided to the side of the dwelling which will also require the provision of 2-meter x 2-meter pedestrian visibility splays. Therefore, requiring that the boundary wall adjacent to the proposed access is amended, similar to the splay provided to the rear parking area via conditions.

The plans show two vehicles parked perpendicular to the front of the dwelling requiring vehicles to reverse out onto Psalters Drive which will be acceptable in this location. The parking area should be surfaced in a bound material to prevent loose material and detritus being trafficked onto the highway and should be designed to prevent surface water discharging onto the highway. The proposed development will be unlikely to impact upon highway safety or the local highway network.

Recommendation

Approve with conditions