

2021/0714

Mr David Annetts

Erection of two storey side/rear and single storey extensions to dwelling and single storey extension to the rear of existing detached garage.

16 Cheviot Walk, Pogmoor, Barnsley, S75 2HH

Site Description

The application relates to a semi-detached dwelling located on Cheviot Walk, a purely residential area in Pogmoor, the dwelling is constructed from buff brick with grey interlocking concrete tiles and benefits from a modest rear garden. Due to the layout of the area the dwelling has vehicular access from Grampian Close to the North and pedestrian only access from Cheviot Walk to the South. The dwelling currently benefits from a single storey flat roof wrap around extension to the side/rear.



Proposed Development

The applicant is seeking permission for the erection of a two-storey side/rear extension and a single storey rear extension to the dwelling. An extension to the existing garage is also proposed, as is a new boundary wall.

The extension will have a sideways projection of 4m and a rearward projection of 9.7m, extending 1.5m beyond the rear elevation. The extension will have a hipped roof with eaves and ridge of 5m and 8m respectively. The rear element will have a ridge of 6.9m.

The rear extension will have a rearward projection of 2.65m and project along the rear elevation by 9.6m, joining with the proposed side extension. The extension will have a flat roof with an overall height of 3m.

The garage extension will measure 6m by 4.4m, with a 0.5m corner cut off, resulting on overall floor space of 24.7m² and have a flat roof with a height of 2.5m. Materials of blockwork and render are proposed.

The proposed boundary wall with measure 2m in height from ground level and be constructed of blockwork and render.

N.B.: On 26/07/21, the proposal was amended, with the wall lowered to 1.8m and render removed from the first floor of the side extension.



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



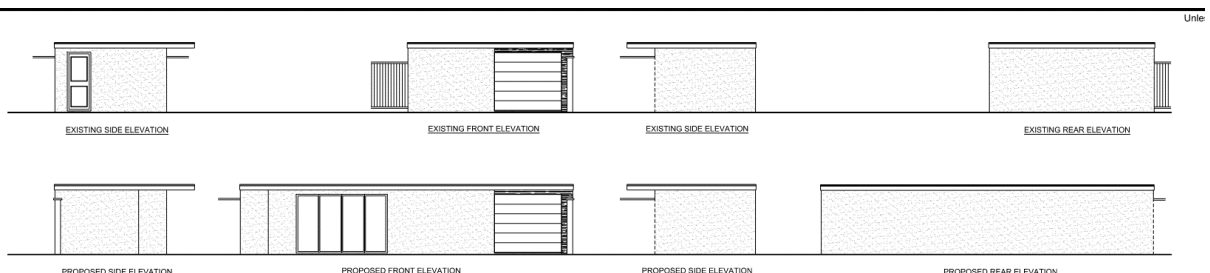
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION





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 two storey side extensions should have a pitched roof following the form of the existing roof. To prevent a terracing effect and avoid detrimental changes to the character of the street scene, it is desirable to provide a setback of 500mm from the main front wall of the dwelling. The sideways projection should not exceed more than two thirds the width of the original dwelling.

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. Two storey extension to the rear of semi-detached dwellings should have a projection of no more than 3.5m.

SPD – House Extensions 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.

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.

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) states that an outbuilding of up to 2.5m in height – within 2m of the boundary of the curtilage – can be erected without planning permission. The GPDO also states that a fence, wall, gate or other means of enclosure that is not adjacent to a highway used by vehicles (or the footpath of such a highway) and does not exceed 2m in height from ground level, can be erected without planning permission. There is also no restriction on the material construction of such structures.

This is an important consideration with this application as it represents a potential fall-back position, whereby certain structures can be erected without planning permission, because the Government considers the impact of such development to be modest.

Consultations

Public Rights of Way – Informative recommended

Representations

Notification letters were sent to surrounding properties. One representation has been received, which requested that the first-floor side window on the extension be obscurely glazed.

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

Extensions to dwellings are considered on the basis of overshadowing, loss of privacy and outlook. The proposed side extension is located on the Western elevation of the dwelling, with the ridge line lower than that of the host property and is angled away from neighbouring dwellings, with the nearest amenity space being 6m from the side elevation and habitable room windows are a minimum of 15m from the side elevation. There is also a public footpath between the site and neighbouring properties to the West of the site. As such, it is considered that the extension will not result in a detrimental increase in overshadowing or overbearing.

There will be a window on side elevation of the extension facing the dwellings on Intake Lane however, this serves an en-suite rather than a main habitable room. To protect the amenity of neighbouring dwellings, this window will be conditioned to be obscurely glazed at all times. Appropriate distances are maintained with the dwellings to the North and South and a minimum of 12m is retained to the Northern and Southern boundaries. The extension is set in from the side boundary by 2.5m, increasing to 4m as the dwelling is angled away from the boundary. Therefore, overlooking will not be a significant issue and its impact in terms of overshadowing and overbearing will not be detrimental to neighbouring properties.

The increase in footprint of the garage is noted, which would cause concern that the garage could be utilised as separate living accommodation or even as an independent unit. During the officer site visit on 26th June, the applicant confirmed that the extension would be used as a 'man cave'/garden room. As such, conditions preventing the use of the building as anything beyond vehicle/domestic storage and as a garden room will be attached to any permission granted.

As such, the proposal is considered acceptable.

Visual Amenity

Two storey side extensions should have a pitched roof following the form of the existing roof as well as a set back from the front elevation of the property; in order to avoid a terracing effect. A setback also helps to avoid the unsightly bonding of old and new materials.

The proposed use of render materials is noted and normally would not be acceptable unless it is a feature of street scene. However, part of the existing dwelling has been rendered and the existing garage is constructed of blockwork and render. However, the use of render has been scaled back to reduce its impact. Furthermore, the proposed new boundary wall will be constructed of blockwork and render, and the existing garage & part of the existing extension already utilise these materials. Given that this could be erected without planning permission

and without restrictions on its material construction, the use of render becomes a feature of the main property.

Exercising permitted development rights would take the development out of LPA control and so the opportunity to use appropriate conditions that could be enforced should be taken.

The use of render would be reserved for the ground level of the extension rather than its entirety, which would not overwhelmingly contrast with the existing dwelling. From public vantage points, the rendered portion would not be highly visible. There are other rendered outbuildings in prominent positions along Grampian Close, albeit using muted shades and Canterbury Spar pebble-dash finish.



The original dwelling is approx. 5.75m wide and it is noted that the extension – at 4m wide – slightly exceeds the 2/3 width limit however, the dwelling is located at the end of the street rather than in prominent corner of central position, with no other properties adjacent. Furthermore, the ridge of the extension is set down from the original and has a small rearward projection. As such, the main property would remain the dominant feature and would not be lost amongst extensions and alterations, particularly as the dwelling does not terminate views down the street.

A minimum gap of 2.5m is retained to the side boundary and the property is set back from the highway and as such, the extension will not be an incongruous or dominant feature in the street scene, nor would a terracing effect occur.

Taking the above into account the amended proposal is, on balance, considered acceptable.

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 (Drawing No. LDC20-107-01 Rev H) 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 detailed in Drawing No. LDC20-107-01 Rev H.

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.

4. The window on the South-West elevation of the building facing 89 & 91 Intake Lane shall at all times be fitted with obscure glass and retained as such thereafter.

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

5. The boundary wall hereby approved shall be constructed and rendered prior to the extension hereby approved being brought into use.

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.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development (England) Order 2015 (or any Order revoking and / or re-enacting that Order), the building hereby permitted shall be retained as a domestic garage/ancillary storage and garden room associated with residential occupation of the property and shall not be used as an annex or separate residential dwelling or used for commercial activity.

Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policy D1 'High Quality Design and Place Making'

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwelling, the erection of garages or other outbuildings, other than those explicitly authorised by this permission, which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority.

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

8. The garage hereby approved shall be used solely by the occupants of 16 Cheviot Walk. At no time shall it be sold or rented as a separate unit.

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

9. The external materials of the existing dwelling and outbuilding and of the extension and wall hereby approved shall not be altered or painted without prior written consent of the Local Planning Authority.

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

Informative(s)

A public right of way runs alongside the proposed development site. Safe public access on the right of way should remain available whenever possible, with no obstruction of or encroachment onto the width of the path and no building debris, storage of materials or parked vehicles limiting access at any time. Appropriate measures should be taken to protect the public, including fencing if necessary. If safe public access is not possible at any time then a temporary closure should be arranged, providing at least 4 weeks' notice and details of how public access will be managed. For further information contact publicrightsofway@barnsley.gov.uk.