

2022/1179

JRB Designs Ltd.

480 Burton Road, Monk Bretton, Barnsley, S71 5RU

Single storey attached garage extension to side/rear and formation of external staircase to access existing cellar with associated safety rails

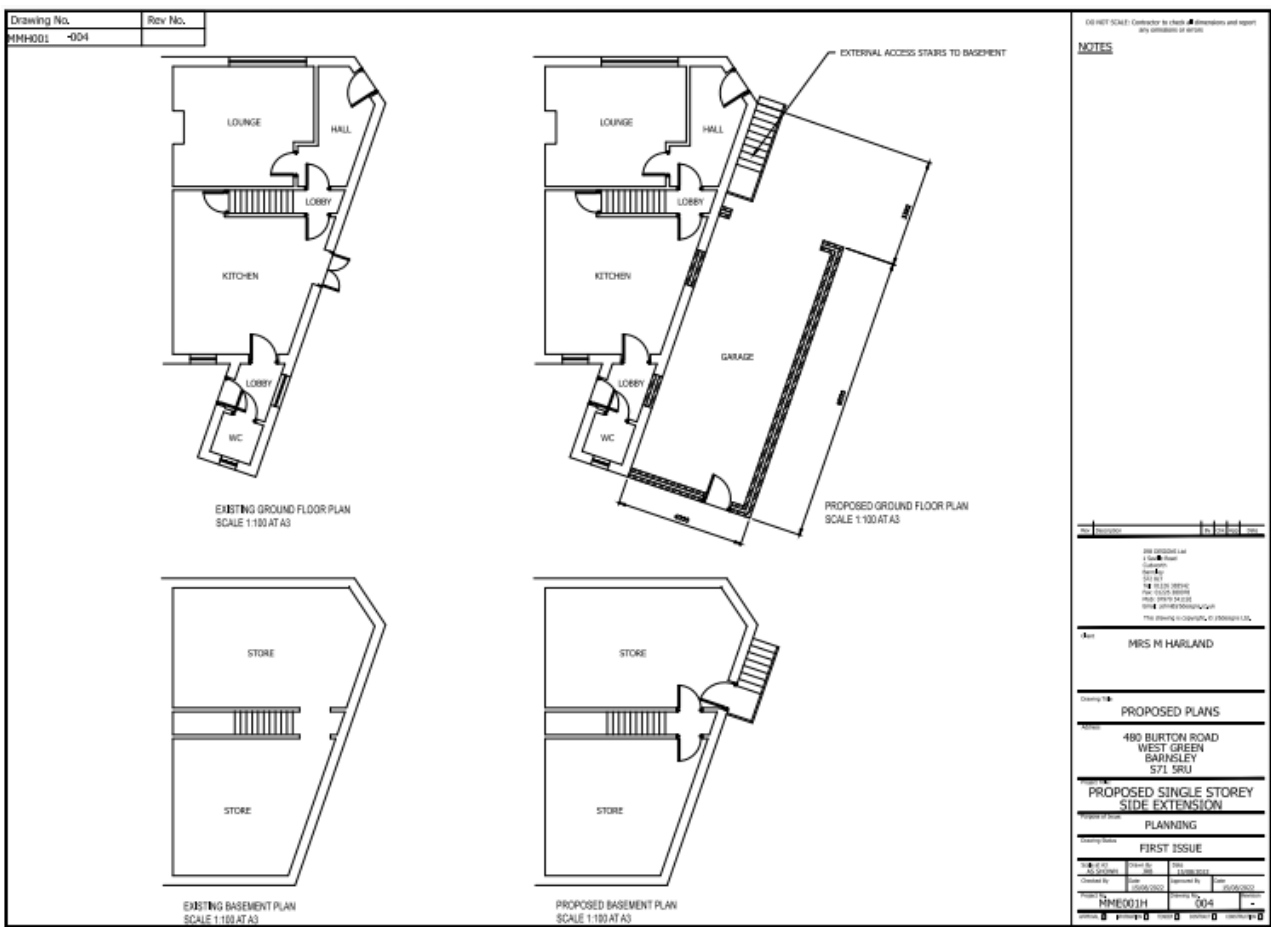
Site Description

The dwelling is a two-story end terraced dwelling located in Monk Bretton. Burton Road has a mixed street scene with various uses and types of dwelling present. The dwelling is of cream coloured render and has a parking area and outbuilding to the side with a garden and existing offshoot to the rear.

Relevant Planning History

B/90/0587/BA - Retention of 1.80 metre boundary fence (Historic)

Proposed Development



The applicant is seeking approval for the erection of a single storey side/rear garage extension with an external staircase to provide access to an existing cellar. The extension will project 4 meters from the side (west) elevation of the dwelling. The extension has a width of 9 meters. The extension will

feature a pitched roof with a ridge height of 4 meters and an eaves height of 2.6 meters. The materials used will be white render with grey slate effect roof tiles.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the 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 also 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 and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 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

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

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; 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"*.

Consultations

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

Representations

Neighbour notification letters were sent to surrounding properties, no 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.

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 partially match the existing dwelling as white render is proposed. The existing dwelling is more of a cream render however the render work to the dwelling needs repairs. The addition of white render on the garage extension is therefore not deemed harmful to the character of the dwelling or the street scene. The extension utilises a pitched roof which is in keeping with the roof on the existing dwelling.

The SPD states that single storey side extensions *"should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling)"*. A projection of two thirds of the original dwelling at its furthest point would be 4.66 meters and the proposed projection is less than this at 4 meters. The proposed extension conforms to the SPD in terms of its external materials, roof type and projection therefore although present it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being set to the side/rear of the

property. 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

No objections were received from the neighbouring properties. No property is located directly adjacent the extension as the nearest properties are intercepted by the highway of Faith Street. The proposed side projection won't have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The impact of overlooking is minimal as no windows are located on the side elevation. The rear part of the extension projects to the same length as the existing offshoot from the rear elevation and carries over the roof line from the side extension linking the two. Due to the modest height and projection of the rear part of the extension this is not detrimental to residential amenity. 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 proposed garage has adequate internal dimensions to qualify as a parking space. The proposals do not result in the loss of any off-street parking provision. It can be seen from the proposed layout plan that the new stairs/railings project across the garage opening, however, an adequate 2.5m access width is maintained. It is considered that the proposals do not adversely impact upon the highway.

Recommendation

Approve with conditions