

2021/1586

Mr Ryan Sida

34 Oaks Farm Drive, Darton, Barnsley, S75 5BZ

Single storey side extension and front porch extension

Site Description

The dwelling is a detached bungalow located in Darton. Oaks Farm Drive has a consistent street scene with a mix of two-storey dwellings and bungalows that predominantly share similar design principles. The dwelling has a small garden to the front with a driveway to the side which leads to an integral garage. To the other side of the dwelling where the extension is proposed to be is a patio area leading to a side/rear garden. To the rear is an existing conservatory which is to be removed.

Proposed Development

The applicant is seeking approval for the erection of a single storey side extension. The extension will project 6.53 meters from the side (south) elevation of the dwelling. The extension has a width of 12.05 meters. The extension will feature a pitched roof to the front with a ridge height of 4.75 meters and an eaves height of 2.4 meters and a flat roof to the rear with total height of 3.1 meters and an eaves height of 2.4 meters. The materials used will be matching roof tiles and off-white render. An infill front porch extension is also proposed with a forward's projection of 1.65 meters and a width of 2.32 meters. The roof is existing as part of the front elevation.

N.B.: On 24/01/2022, the proposal was amended. The proposed materials will be matching brickwork to the front and side (north) elevations with off white render proposed to the rear and side (south) elevations. Matching roof tiles will be used.



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.

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

The LPA's Forestry Officer was consulted and provided no response. It is noted there is a TPO to the rear of the site (TPO 14/1980) however the proposed extension is a side extension which brings the dwelling no closer to the trees than the existing dwelling. Also, there is a distance of approximately 19 meters between the dwelling and the TPO, in light of this and as no concerns were raised it is deemed there is no significant impact caused by the proposal that would affect the TPO.

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

Representations

Neighbour notification letters were sent to surrounding properties, one comment was received and in summary raised the following points;

- No objection to the plans in principle
- Concerns over potential to extend the adjacent property in the future
- Potential visible access into the proposed bathroom
- Is any drainage such as gutters or soil pipes are going to cause potential issues in the future

The distance from the proposed extension to the adjacent property is approximately 0.75 meters and therefore it wouldn't unduly impact on the potential extension of the adjacent property. Issues over the drainage for the proposed extension(s) would be dealt with under building regulations and do not form part of the decision-making process for this application.

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 will match the existing dwelling on the front and side (north) elevations with off white render proposed to the rear and side (south) elevations.

Matching materials to the front of the dwelling maintains the design pattern established in the street scene whilst the render on the rear elevation won't be highly visible from public vantage points due to being set to the rear of the property. The front porch is incorporated into the design of the existing front elevation with the addition of the front door being brought forward to the existing building line.

Also, the render on the side (south) will be screened from the street scene by the existing two-storey detached garage at the neighbouring property (30 Oaks Farm Drive). Render is present in the street scene and on the host dwelling. This is in the form of the first floor on the front elevation or roof of the front elevation (in the case of bungalows) being rendered.

The extension utilises a pitched roof which reflects the pitched roof to the other side of the dwelling with the only difference being the proposed roof not being set down. The extension is also set back by 0.37 meters from the front wall of the dwelling. To the rear a flat roof is proposed and although flat roofs are not a supported roof type due to being an inferior form of construction it is acceptable in this circumstance because it is set to the rear of the dwelling and due to the aforementioned screening will not be visible in the street scene of Oaks Farm Drive.

The proposed extension partially conforms to the SPD in terms of its external materials and roof type, however it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and the render and flat roof elements being set to the 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

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 would be 7.86 meters and the proposed projection is less than this at 6.53 meters. This projection is therefore acceptable. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The impact of the extension is limited due to the neighbouring property (30 Oaks Farm Drive) being a two-storey dwelling.

The distance from the proposed extension to the boundary with the neighbouring property (30 Oaks Farm Drive) is approximately 0.75 meters therefore providing enough room for the proposed window on the side (south) elevation to open and there are no overhanging eaves. The proposed bathroom window is to be obscured glazed and as this is a non-habitable room it won't significantly increase levels of overlooking.

The front porch extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing as it is a small infill extension. The addition of the front door being brought forward will not significantly increase levels of overlooking.

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.

Recommendation

Approve with conditions