

2023/0282

Cheryl Batten

1 Westgate, Monk Bretton, Barnsley, S71 2DS

Proposed stepped access with raised platform at 1-metre high (amended description).

Site Description

1, Westgate is a brick-built detached bungalow located in Monk Bretton on a prominent corner plot at the junction of Westgate with Livingstone Crescent, within a uniform building line that follows the form of the highway (Westgate), and in an area of variable topography where levels descend East-to-West and ascend North-to-South resulting in staggered height differences. The site is bounded by a low stepped wall with railings and hedging - pedestrian access is achieved from Westgate with vehicular access from Livingstone Crescent, where rear garden space and an existing flat roofed detached garage is located.

The surrounding area is principally residential, comprising of other single storey detached bungalows, and two storey semi-detached dwellings that use consistent external materials, including brickwork and grey roof tiles. Various additions are seen within the street scenes of Westgate and Livingstone Crescent, including detached garages, side extensions, and front porch extensions that adopt varying design features.



Planning History

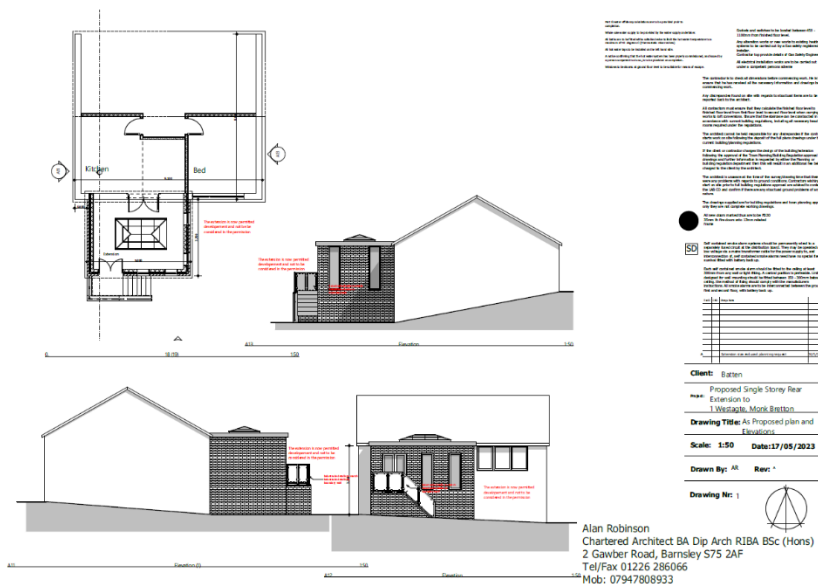
There is no previous planning history relating to this site.

Proposed Development

The original proposals received were for the erection of a single storey extension to the rear of bungalow including a raised platform and steps down to garden level.

Amended proposals and an amended description received and agreed 17/05/2023 introduced minor changes to the positioning and scale of the extension to meet the requirements of permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); as such, the extension was removed from the proposals and the applicant is now seeking approval for the creation of a stepped access with raised platform at 1-metre high – the extension has been included on the amended drawings for illustrative purposes, not to be considered within this application.

The proposed stepped access with raised platform would project from a single storey rear extension (to be completed under permitted development) by approximately 1.2 metres with a width of approximately 3.1 metres. A raised platform would be created approximately 1 metre above ground level (measured from the highest point). The stepped access would be constructed of brickwork, incorporating iron balustrades.



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.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

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; reflecting the principles of 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.***

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; therefore, raised platforms 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 size, colour and texture as to the existing house or as close a match as possible'*. In this instance, the proposed stepped access and raised platform would be constructed of brickwork, incorporating iron balustrades. The proposed materials would, therefore, match the materials used within the construction of the original dwelling and reflect the materials used on existing boundary treatments.

Moreover, the SPD states that *'decking and raised platforms should not have a significantly detrimental impact on visual amenity and for this reason decking will not be allowed where it is prominently located and can be easily viewed from public vantage points.'* In this instance, the original dwelling is built-up from ground level due to the sloping topography of the site; as such, the dwelling benefits from an existing stepped access to the rear. The proposals for a new stepped access and raised platform would have some prominence within the street scene due to the topography differences and the dwelling's higher positioning within the street scene of Livingstone Crescent; however, the proposals would be in a similar location and of a similar scale, therefore, it is considered unlikely that the proposals would form an overly dominant feature within the street scene that would be detrimental to the character of the street scene, especially as the proposals show that materials consistent with the character of the original dwelling and broader street scene would be used.

The proposals, therefore, are considered sympathetic to the main dwelling and consistent with the character of the street scene and are considered acceptable and in compliance with Local plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Residential Amenity

Proposals for the creation of new access and raised platforms are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that *'decking and raised platforms will only be allowed where the privacy of neighbouring residents is not detrimentally affected by significantly increased overlooking (e.g., where the decking is located away from the boundary and where there is sufficient permanent screening, such as a high boundary wall or an outbuilding in an adjacent garden).'* In this instance, the proposals would not be considered overbearing resulting in a loss of outlook or increase in overshadowing. The proposals are also not considered to increase levels of overlooking resulting in a loss of privacy, especially as the proposed stepped access and raised platform would be set-in from the boundary line and well screened by existing boundary treatments comprising of high timber fencing and vegetation to the East. Additionally, neighbouring property 43 Livingstone Crescent is set-back within the building line resulting in the proposed raised platform facing a blank gable wall - views to the Northern corner of the site where the rear garden of no. 43 is located would be obscured by existing outbuildings and extensions.

The proposals, therefore, would not result in significant increased overlooking and are considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

Highway Safety

The dwelling benefits from an existing detached garage and driveway located to the rear of the property off Livingstone Crescent. There would be no changes to this provision and the location of the stepped access and raised platform is unlikely to interfere; therefore, in the location identified, the proposals would not result in any detrimental loss of existing off-street parking provision that would adversely affect highways safety.

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