

2023/0003

Mr Jordan Beevers

15 Northumberland Avenue, Hoyland, Barnsley, S74 9PS

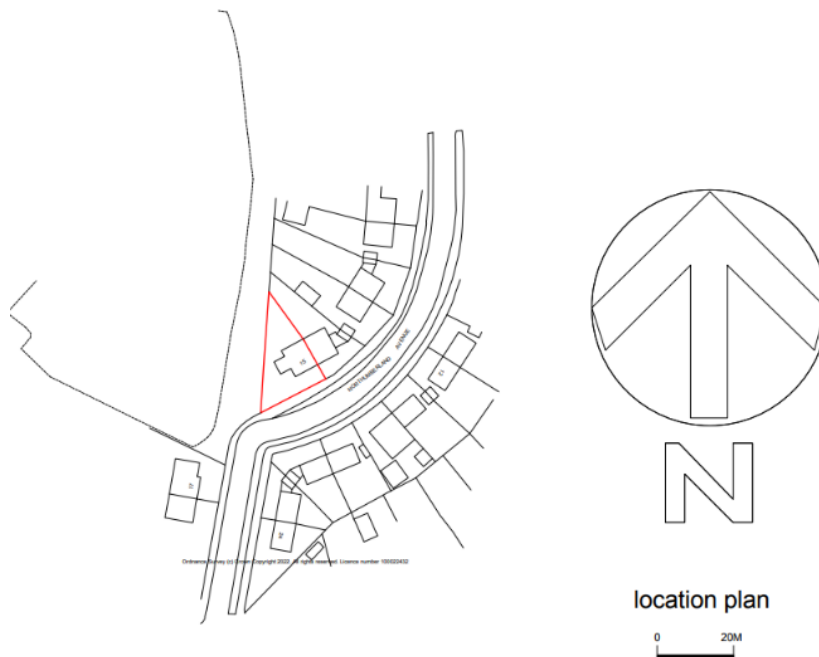
Removal of existing outbuilding and erection of two storey side extension to dwellinghouse

Site Description

15, Northumberland Avenue is a two-storey, semi-detached property located in Hoyland, Barnsley; located in an area which is predominantly residential, dwellings can be found to the North, East, and South, with commercial, retail, and light industrial uses to the South and West, and a playing field directly adjacent the site, to the West.

The dwelling is positioned in a relatively uniform building line, following the form of the highway and its slight upwards gradient towards Guest Street to the North-East of the site. The street scene is reasonably consistent consisting of other semi-detached dwellings of similar type, scale, and appearance, with the site address utilising brickwork, tiling, and UPVC; however, some minor differences can be found within the locality regarding roof type and external materials.

The dwelling features an existing outbuilding to the side which is connected to the original dwelling by a UPVC and corrugated metal lean-to roof; the site is bounded by a mixture of brick-built walls, timber fencing, and various vegetation with existing on-street and off-street parking provisions to the front, and a garden to the rear.





Planning History

No previous planning applications.

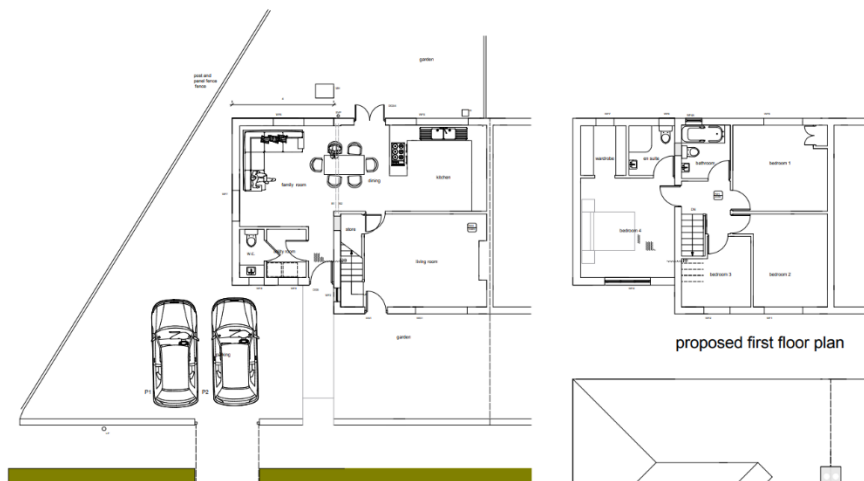
Proposed Development

The applicant is seeking approval for the removal of one outbuilding to the side of the dwelling and the erection of a two-storey side extension.

The proposed extension would project from the side elevation of the original dwelling by approximately 4 metres and extend the length of the property for approximately 6.55 metres; it would be set back from the front elevation of the original dwelling by approximately 1.13 metres and utilise an eaves and ridge height of approximately 5.21 and 7.64 metres respectively.

The proposed extension would utilise a hipped roof and matching external materials, including brickwork, tiles, and UPVC.

15 Northumberland Avenue
Hoyland S74 9PS
REMOVAL OF OUTBUILDING TWO STOREY SIDE EXTENSION AND ALTERATIONS



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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 – The policy 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 – The policy 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 – The policy 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.

Policy T4: New Development and Transport Safety – The policy states that development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure, and convenient access and movement.

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

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. 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.

Residential Amenity

Proposals for house extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that *'all two-storey side extensions should have a pitched roof following the form of the existing roof'*. Additionally, the SPD states that *"to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling."*

Furthermore, the SPD states that *"in addition to the set-back from the front, where practicable, a side extension should also be set in by one metre from the side boundary with an adjacent property, to further avoid the terracing effect"* and *"The sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling."*

The proposed two-storey side extension would utilise a hipped roof that would follow the form of the roof of the original dwelling; the existing eaves height of the original dwelling would be maintained

within the proposals and the proposed ridge height would be lower than that of the original dwelling. The proposed extension would be set-back from the front elevation of the original dwelling by approximately 1.13 metres and set-in from the western side boundary by approximately 4.5 metres, taken at its widest point and reducing towards the rear of the property due to the constraints of the site; however, this western boundary is not shared with an adjacent property and therefore, the proposals would meet the guidance of the SPD regarding roof type, set-back, and set-in distances.

The original dwelling has an approximate width of 6.14 metres whilst the proposed extension would project from the side elevation of the original dwelling by approximately 4 metres. The proposals would therefore not be considered overbearing or likely to result in additional overshadowing that would be detrimental to neighbouring properties and would therefore, meet the guidance of the SPD regarding an excessive sideways projection as the proposed projection of the side extension would be two thirds the width of the original dwelling.

In terms of overlooking, two first-floor windows would be removed because of the proposed extension, one ground floor window within the side elevation of the original dwelling would remain, whilst one new window is proposed within the ground floor side elevation of the proposed extension. These windows would face West in the direction of neighbouring property 17 Northumberland Avenue; however, the properties are separated by an area of vegetation considered to be sufficient to mitigate any adverse increase regarding loss of privacy.



Moreover, the SPD states that *'a distance of 12 metres should be maintained to a blank gable wall and a distance of 10m should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary.'* In this instance, approximately 8.69 metres would be achieved between the rear-facing windows on the first floor of the proposed extension and the rear boundary. Whilst this is less than stated within the SPD, the rear-facing windows would be directed towards a playing field and therefore, would not be considered to adversely increase overlooking of neighbouring properties resulting in a loss of privacy.

Due to the positioning of the proposed extension within the site and existing boundary treatments, it is not considered that the proposals would result in a loss of outlook to the detriment of neighbouring properties.

The proposals, therefore, would be considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

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 would match the external materials seen within the original dwelling, including brickwork, tiling, and UPVC.

Moreover, the proposed side extension would utilise a hipped roof that would sympathetically reflect the style and pitch of the roof of the original dwelling.

The proposed extension would be visible from public viewpoints within the street scene; however, the use of matching external materials and an appropriate roof type would be considered sufficient to sympathetically reflect and maintain the character of the street scene.

The proposals, therefore, would be considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding residential amenity.

Highway Safety

The proposed extension would not result in the loss of off-street parking, nor a requirement for additional provision. 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