

2023/0452

Mr Michael Davies

10 Fearnley Road, Hoyland, Barnsley, S74 0AU

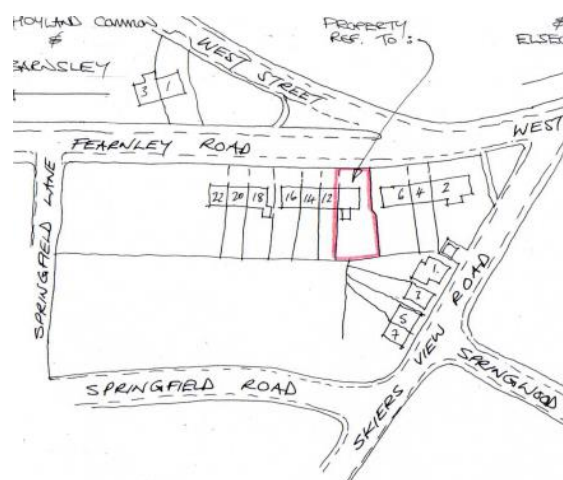
Erection of two storey side extension to dwellinghouse including integral garage

Site Description

10 Fearnley Road is a brick-built two-storey terraced property located in Hoyland, in an area that is principally residential, and within a Nature Improvement Area (Dearne Valley Green Heart). To the North of the site, there is an educational facility. West of the site, there is an area of land allocated for housing within the Local Plan (HS64). Residential dwellings can be found South and East of the site.

Fearnley Road comprises of other two-storey terraced and semi-detached properties. These are consistent in scale and appearance, utilising hipped and pitched roofs and using external materials which principally comprise of red brickwork and grey concrete/slate roof tiles. There is some variation within the street scene including various additions and the use of render. Most dwellings benefit from front garden space bounded by low brick-built walls, however, there are some instances where driveways have been formed.

The applicant dwelling is fronted by a driveway and garden space, which extends to the front and Eastern side of the dwelling. To the side of the dwelling is an existing outbuilding. Further garden space is also found to the rear. The dwelling is located on a sloped site that descends in a Northernly to Southernly direction. The dwelling is in a uniform building line however, dwellings to the East of the site are slightly tilted away following the bend of the road.



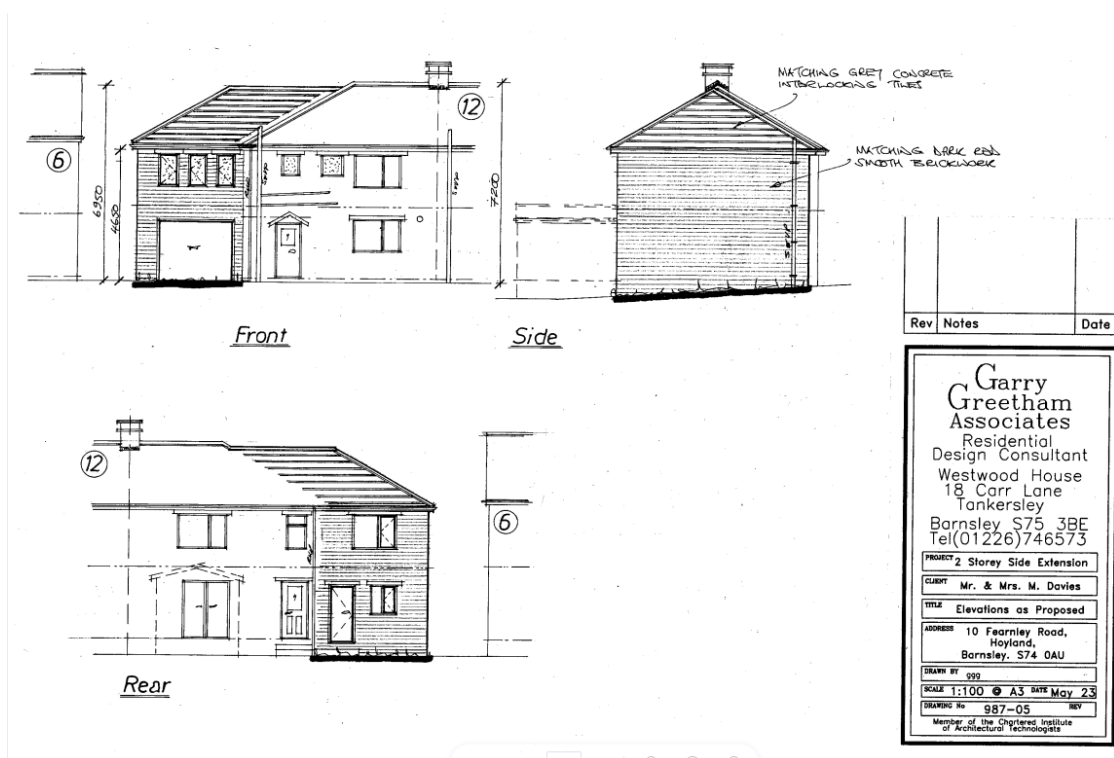
Planning History

There is no planning history associated with this address.

Proposed Development

The applicant is seeking approval for the erection of a two-storey side extension including an integral garage.

The proposed extension would project from the side elevation of the original dwelling by approximately 3.7 metres and extend the length of the property by approximately 6.7 metres. It would include an integral garage at ground floor level measuring approximately 3.4 metres by 6 metres (internal). It would feature a hipped roof with an approximate eaves and ridge height of 4.6 metres and 6.9 metres respectively, and use external materials, including brickwork and rooftiles that would match or be of a similar appearance to the external materials used in the original dwelling.





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.

Supplementary Planning Document: Parking

This document establishes parking standards in relation to development size and type, specifically larger homes require a greater parking provision.

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

Highways DC were consulted on the proposals; no objections were received subject to a condition.

Representations

Neighbour notification letters were sent to surrounding properties and no responses 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, 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 extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that extensions to the side of a dwelling *'should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling)'*. In this instance, the original dwelling has a width of approximately 6.7 metres and the proposed extension would have an approximate sideways projection of 3.7 metres, therefore, not exceeding more than two thirds of the original dwelling (approximately 4.5 metres) that would otherwise be considered to be an excessive sideways projection.

The proposed extension would be setback from the front elevation of the original dwelling by approximately 0.4 metres and would be set in from the Eastern boundary line by approximately one metre. The SPD states that *'to avoid a terracing effect, all side extension should provide a setback of at least 0.5 metres and be set in by one metre from the side boundary, where practicable'*. Although the proposals would not meet the SPD guidance regarding a setback, the one proposed would be considered sufficient to avoid a terracing affect.

The proposed extension would be positioned to the East of the adjacent neighbouring property, where, due to the natural movement of the sun path, impacts regarding overshadowing are generally considered to be less harmful. The extension would utilise a restrained roof height that does not exceed the ridge height of the roof of the original dwelling. When considered alongside a modest sideways projection and a maintained set in from the Eastern shared side boundary, effects of overshadowing are considered to be minimal and not detrimental to the amenity of neighbouring properties.

In terms of overlooking and reduced outlook, there are no windows proposed in the side elevation of the side extension and would also be adjacent to a blank gable wall of an adjacent neighbouring property.

The SPD states that *'12 metres should be maintained to a blank gable wall and 10 metres should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary.'* In this instance, the proposed extension would be two storeys and a distance of approximately 17 metres would be maintained between the first-floor rear facing windows and the rear boundary. The SPD also states that *'windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows'*. In this instance, there are no dwellings directly opposite the rear of the applicant dwelling, therefore, the proposal would not result in an increase in overlooking that would be beyond existing impacts.

As such, the proposals would not be considered overbearing, resulting in increased overshadowing and overlooking or reduced levels of outlook, that would significantly increase beyond existing levels of impact that are currently experienced and tolerated.

The proposals are, therefore, 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 size, colour and texture as to the existing house or as close a match as possible'*. The proposals show that brickwork and roof tiles are to match the external materials used in the construction of the original dwelling.

It is stated in the SPD that *'all two-storey side extensions should have a pitched roof following the form of the existing roof and 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'*. In this instance, the proposed extension features a hipped roof that would sympathetically reflect the style and pitch of the roof of the original dwelling. Furthermore, a setback of approximately 0.4 metres would be provided alongside a set in of approximately one metre from the Eastern boundary. Though the gap between the two rows of terrace properties would be reduced, a sufficient gap would be maintained, therefore avoiding a terracing effect.

Furthermore, the SPD states that *'windows should generally repeat the proportion and style of the existing dwelling, lining through with existing openings and using matching design details'*. The proposed extension would feature three windows to its front elevation which would align horizontally with existing openings. Although the proportion of the windows appears slightly unbalanced, they would not detrimentally affect the character of the street scene and would be considered acceptable.

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.

Highway Safety

The dwelling benefits from an existing driveway located to the front and side of the property; additionally, on-street parking is commonplace on Fearnley Road.

The proposed extension would increase the number of bedrooms provided by the property from two to three, therefore, there is an additional requirement to provide an additional off-street parking space as outlined within the relevant SPD. As such, highways were consulted on the proposals; comments provided highlighted that the garage would provide a sufficient additional off-street parking space. Highways also state that Fearnley Road is a B-classified road and therefore, vehicles should usually be able to internally turn within the site and exit onto the road in a forward gear. However, they acknowledge that similar extensions have been approved on this section of the road and the existing arrangement of the site would not allow for this.

As such, it is considered that the proposals would provide the additional parking space required and though the site would be unable to facilitate appropriate turning, existing vehicle movement to and from the site would be maintained. Therefore, the proposals are not likely to result in an increase of on-street parking that would adversely affect highways safety and impacts would not be increased beyond existing levels.

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