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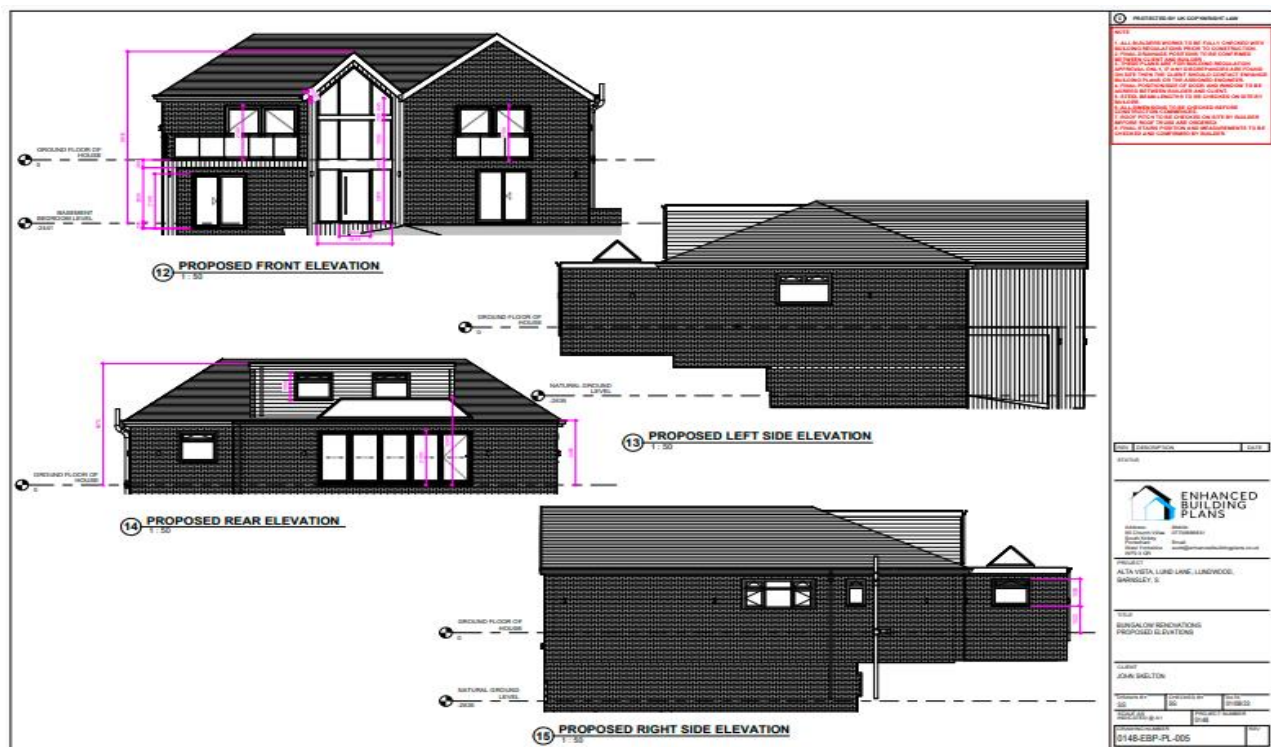
Alta Vista, Lund Lane, Lundwood, Barnsley, S71 5PE

Erection of dormer, single storey rear extension, two storey porch, balcony to dwelling, garage conversion and supporting boundary wall

## Site Description

The dwelling is a part two storey detached dwelling located in Lundwood. Lund Lane has a mainly residential street scene featuring other individually designed detached dwellings. The dwelling has a large curtilage to the front which provides ample parking. To the rear is a small rear garden area however there is also a wooded area beyond this.

## Proposed Development



The applicant is seeking approval for the erection of a rear dormer, single storey rear extension, two storey front extension, front balcony, garage conversion and boundary wall. The rear extension will project 3.3 metres from the rear elevation of the dwelling. The extension has a width of 10.5 metres. The extension will feature a flat roof with a total height of 3.7 metres and an eaves height of 2.6 metres. The materials used will be matching brickwork. Also, to the rear a dormer window is proposed in the existing roof plane with a width of 6.6 metres and a projection of 4.55 metres.

The front extension will project 3.8 metres from the front elevation of the dwelling and has a width of 3.1 metres. The extension will feature a pitched roof with a ridge height of 7.05 metres and an eaves height of 5.2 metres. The materials used will be matching brickwork, black cladding and a glazed front elevation. To the front is also a first-floor balcony with a projection of 2.95 metres and a width of 4.7 metres. The balcony is set at 2.9 metres in height and takes the place of the existing garage.

## 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 – Green Belt**

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** – Development will be approved if 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 D1: High quality design and place making** – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

**Policy GB1: Protection of Green Belt** – In accordance with the NPPF, the erection of new buildings within the green belt will be classed as ‘inappropriate’ development with sites in the green belt being protected from such. Exceptions to this are:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries;
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs; and
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land).

All such buildings will still be considered in terms of their impact on the openness of the green belt and whether they cause other harm.

In accordance with the NPPF and as set out in GB1, the Council will not allow proposals for 'inappropriate' development in the Green Belt unless it can be shown that there are very special circumstances that justify setting aside local and national policy.

**Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt** – Provided that it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

- Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces;
- Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building;
- Dividing an existing house to form smaller units of accommodation.

All such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway 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.

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 139 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 raised no objections.

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

Planning Policy were consulted and raised no objections.

Public Rights of Way were consulted and raised no objections.

## **Representations**

Neighbour notification letters were sent to surrounding properties and a site notice posted within the vicinity of the site, no comments were received.

## **Assessment**

### Principle of Development

The site falls within Green Belt as such, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles from the SPD and the following criteria;

- The total size of the proposed and previous extension should not exceed the size of the original dwelling
- The original dwelling must form the dominant visual feature of the dwelling as extended

The proposed extensions will remain subsidiary to the host dwelling and is of a scale and design which is appropriate to the host property. The original dwelling will still be dominant even with the additions to the front of the dwelling as they only cover a part of the front elevation.

Extensions and alterations to residential properties are also considered acceptable where they do not have a significant detrimental impact on the amenity of surrounding residents, the visual amenity of the locality and highway safety.

### Impact on the Green Belt

The starting point to assess extensions and alterations for sites within the Green Belt is identifying how the original dwelling stood in 1948, or whenever the house was built, whichever is later. In this case the dwelling was built post 1948, and it is only shown on the 1990 map. Therefore, it is deemed the dwelling was built between 1960 and 1990.

The applicant has provided a floorspace size of 280sqm for the size of the original dwelling and 90sqm for the extensions which compares with the below measurements. The proposed dormer is not counted as it is within a roof space.

- Original ground floor = 112sqm
- Original first floor = 164sqm

- **Original dwelling (original ground floor + original first floor) = 276sqm**
- Proposed front extension = 26sqm
- Proposed balcony = 14sqm
- Proposed rear extension = 35sqm
- **Proposed dwelling (original dwelling + proposed extensions) = 351sqm**

As such, the proposed extensions do not exceed the size of the original dwelling and are in compliance with Local Plan Policy GB2. However permitted development rights will be removed for any future extensions and alterations which will therefore require planning permission.

### 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 majority of the proposed materials will be matching brickwork and roof tiles with the addition of some black cladding. This cladding is not deemed harmful as it will not be overly present on the front elevation. Also, all the dwellings on Lund Lane are individual and feature a range of contrasting materials therefore the proposed materials will not be harmful to the street scene of Lund Lane.

In terms of roof types, the front extension utilises a pitched roof which harmonises with that of the existing dwelling's pitched roof. On the other hand, to the rear a flat roof extension and dormer are proposed. Although flat roofs are usually not a supported roof type due to flat roofs being an inferior form of construction in this circumstance, they are acceptable as the dwelling is in essence single storey to the rear and they won't be visible from public vantage points or the street scene.

The main issue to consider regarding the boundary wall is the impact the wall would have on the character of the street scene. The dwelling fronts onto Lund Lane as does the adjacent dwellings. The applicant seeks permission to provide an enclosed parking area to the property via the installation of a new wall. The main impact of this will be on the street scene of Lund Lane. The previous boundary treatment is a tree line however the dwellings to the west have a low wall topped with fencing which is a stark contrast from the tree line.

Although a wall to the height of the proposed isn't present in the street scene the proposal will not be significantly detrimental to visual amenity as the same style of boundary treatment is maintained. The wall has been reduced in height to 2.4 metres. Therefore, although of a slightly greater height due to the uniformity of design it will not form an anomalous and alien feature in the street scene. Additionally, replacement planting behind the wall is to be conditioned. 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. The proposed front extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The proposed front extension will not project further than the existing front elevation of the dwelling. In terms of overlooking no windows are proposed on the side elevation of the front extension and the proposed glazing on the front elevation are not deemed to be harmful.

With regards the proposed balcony this is also not deemed to be significantly harmful to residential amenity. The host dwelling is set further back than the dwelling to the side of the proposed balcony (Woodcote) and there is screening in the form of a tree line on the boundary. Also, the balcony would look onto parking areas and not private amenity space.

The proposed single storey rear extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to its limited projection of only 3.8 meters which for a detached dwelling is within the 4-meter permitted development projection limit. The height is 3.7 meters which is acceptable and balanced in relation to the rest of the rear elevation as the eaves align with that of the dwelling. In terms of overlooking the only window proposed on any side elevation of the rear extension is small and will not lead to significantly detrimental levels of overlooking of the adjacent property.

The proposed dormer window partially conforms to the requirements of the SPD given that it will be set down from the roof line and setback from the gable end however a flat roof is used. This will not have a significant impact however and although large the dormer is within the 50 cubic meter limit set by permitted development rights. There will be no impact upon residential amenity from the proposed front wall. 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 proposal alters the living space of the property and existing garage however it is apparent that with the retention of an extensive driveway the site maintains ample off-street parking space for this size of dwelling. Highways have raised no concerns regarding the proposed boundary wall.

#### **Recommendation**

**Approve with conditions**