
2021/1273

Mr Steven Soar

Erection of rear/side extension to dwelling including balcony

3 Spring Bank, Darfield, Barnsley, S73 9LF

Description

The property is a brick and render detached dwelling is located in a purely residential area of varied property styles. The property has single storey side extensions and rear extension and small porch extension to the front elevation. Parking is to the side of the property. To the rear is a garden area. Properties along Spring Bank are elevated over the surrounding streets. Other properties along Spring Bank comprise bungalows, dormer bungalows and two storey dwellings with a variety of rear extensions.



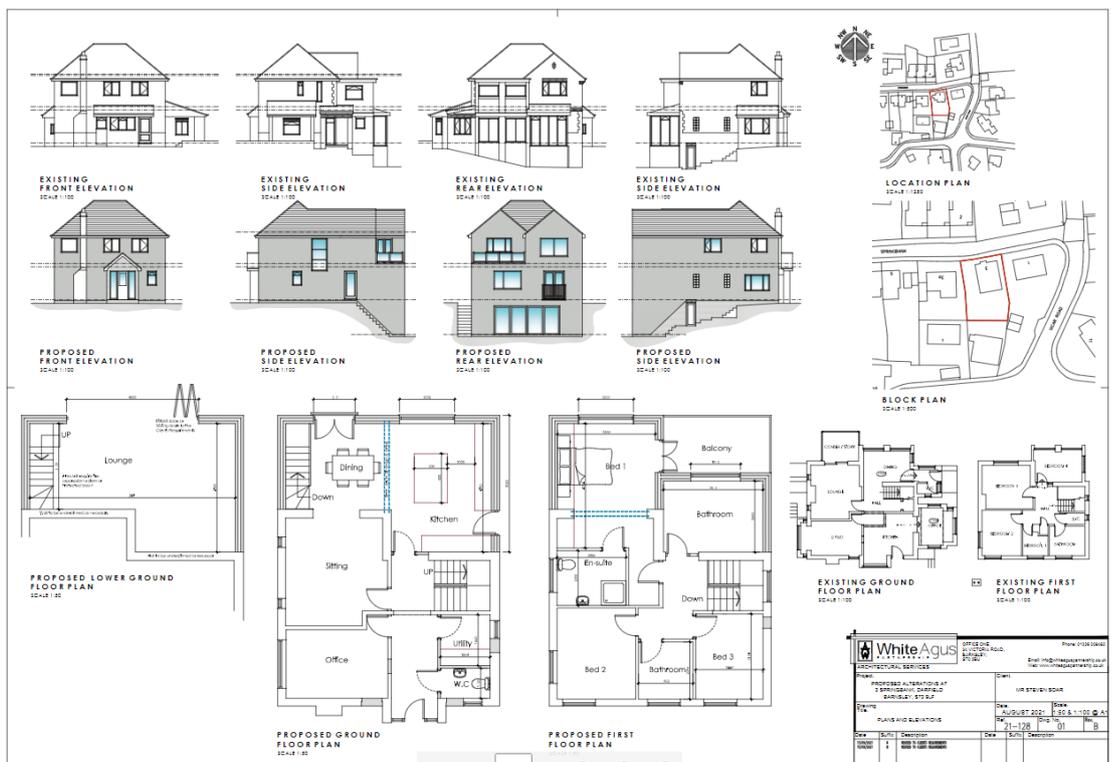
Proposed Development

The applicant seeks permission for the erection of a two storey side and rear extension. The proposals would also seek to extend the existing lower ground floor to form additional habitable space. The extensions would provide additional living space at the ground floor and revised layout and additional bathrooms at first floor level. A balcony is also proposed at the first floor to the rear of the property. Additionally there is also a porch proposed to the front elevation.

The two storey rear extension to project a maximum of 5m at its largest from the rear elevation of the dwelling, extending the full depth of the property. The roofline would mirror the existing rear extension.

The extension has a side window, however this to bathrooms/ensuite areas so would be obscurely glazed.

Development has already begun. The existing extensions have been removed and works started in the rear garden. Trees and vegetation have already been cleared.



Policy Context

Planning decision 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 new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy SD1 Presumption in favour of Sustainable Development

When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy GD1 General Development

Proposals for development will be approved if:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;
- They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;
- Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;
- Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;
- Any drains, culverts and other surface water bodies that may cross the site are considered;
- Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- Any pylons are considered in the layout; and
- Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.
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Policy D1 High Quality Design and Place Making

Design Principles:

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, including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and
- Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian network;

- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;
- Create clear distinctions between public and private spaces;
- Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high quality materials;
- Include a comprehensive and high quality scheme for hard and soft landscaping; and
- Provide high quality public realm.

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Consultations

Consultations were sent to the Tree Officer and Enforcement.

Tree Officer – no comments to make following the removal of trees and vegetation from the site.

Enforcement – no comments to make although the works on site have been noted.

Representations

Neighbour notification letters were sent to surrounding properties; no comments have been 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 on highway safety

Residential Amenity

The removal of the side extensions will have a positive impact on the neighbouring property, number 3A which is a bungalow, by reducing any overshadowing or overbearing impacts. Vegetation has been removed which acted as screening between the plots. At present the boundary treatment between the properties is at a low level. Whilst there is an additional window proposed at first floor to the side elevation, this would be to an en-suite bathroom and would therefore be obscurely glazed. In terms of any overbearing impact, both neighbouring properties are bungalows, therefore the dominance of this property could be a concern. However, as the property is cut into the slope, the

difference in height is not unduly large. The proposed extension would result in the rear elevation being at a similar projection to no. 3a. No objections have been raised in terms of overbearing and overshadowing impact of the extension. A balcony is proposed to the rear elevation, which would also be visible from the side elevation. The balcony would mainly look over the applicant's garden and would allow views over the neighbouring properties. However, this would predominately be over the roofline of the properties on Springfield Close which mainly comprises garages. The proposed porch would be a modest projection to the front elevation and would not impact upon residential amenity of neighbouring properties.

In terms of overlooking, the proposal should not increase levels of overlooking to a significant extent. The side windows proposed are to a bathroom and en-suite at first and second floor. The windows to the rear elevation will face over the garden land and access to the rear of the property and will not provide any direct overlooking over the neighbouring properties.

It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1

Visual Amenity

The proposals would remove the two single storey side extensions which would improve the appearance of the front elevation of the property. The side and rear elevations would also appear less cluttered with rooflines which match the main dwelling. As the dwelling is in a prominent position and is particularly visible due to the removal of the mature vegetation the improvements to the dwelling are welcomed.

The extensions are to be constructed from materials which match the original dwelling and it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making.

Highway safety

The proposal does not result in the loss of off street parking or the requirement for additional provision and as such is considered acceptable in terms of its impact on highway safety.

Recommendation

Approve with conditions