

2022/0989

Mr Josh Eades

Erection of two storey side extension, single storey rear extension, alterations to roof and new access

2 Green Lane, Barnburgh, Barnsley, DN5 7HR

Planning History

05/0013 – Erection of detached dwelling (outline) – Refused

Site Description

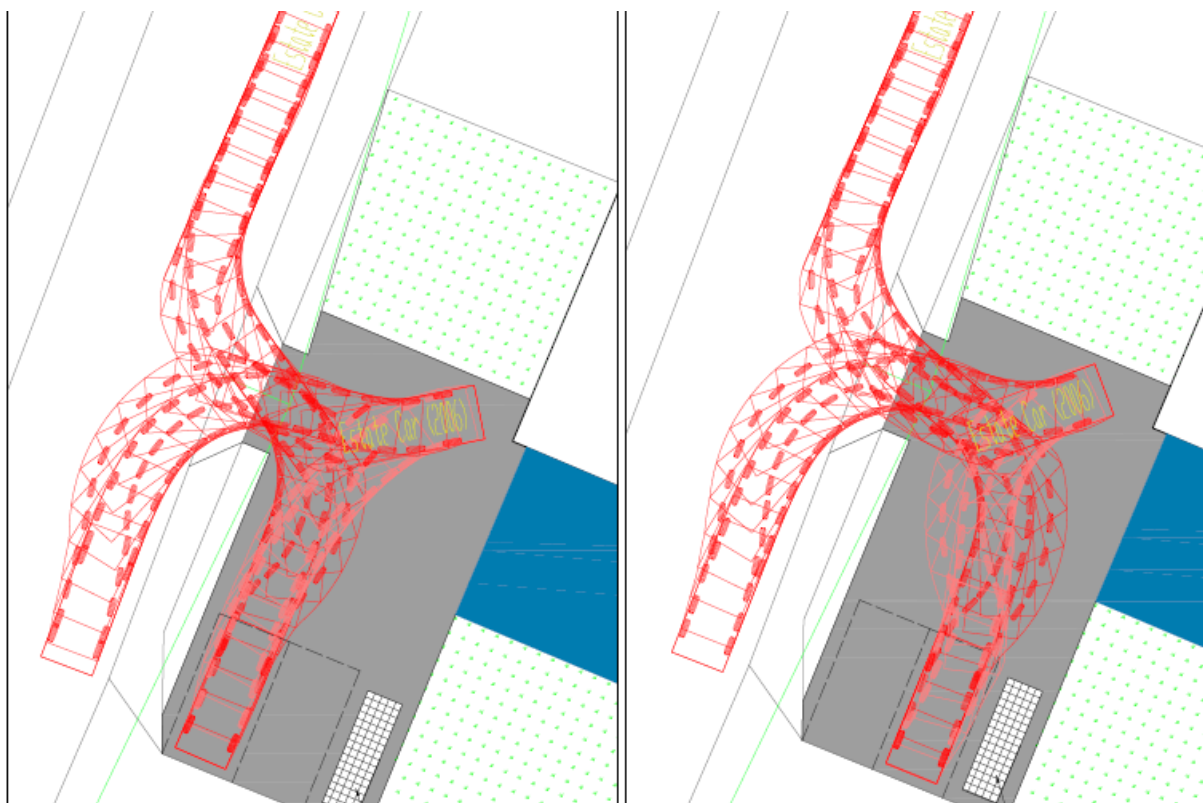
The property is a two storey, brick built semi detached dwelling, set off Green Lane, Barnburgh. Green Lane consists of mainly terraced brick built properties, with the applicant's property being one of two dwellings set at the end of the row of with the boundary with Doncaster to the north. The property is a traditional style with two front bay windows at ground floor and a symmetrical appearance. The property is set within the Green Belt.

The property has a large side garden with access to the rear via a shared access to the south. To the front is a low brick wall with hedge above.

Proposed Development

The proposal involves the erection of a two storey side extension, a single storey rear extension, alterations to roof and a new access. The two storey side extension is proposed with rooms in the roof space and dormer style windows to the front and rear. The side extension projects to the rear by 3.5m with a flat roof to create a sitting room. A further smaller rear extension also projecting 3.5m is proposed to the existing dwelling to create a dining room extension. The development also proposes the erection of a rear dormer and a conversion of the loft space into habitable rooms.

The proposal originally involved the erection of a garage on land to the rear of the property, however it was considered that the land was not part of the curtilage of the dwelling. This aspect of the proposal has now been removed. The proposal also includes the formation of a new access to the front/side of the property.



Policy Context

NPPF

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 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.

The following policies are of relevance to this proposal:-

Policy SD1 Presumption in favour of Sustainable Development

Policy GD1 General Development

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt

Policy T4 New development and transport safety

Supplementary Planning Document

House Extensions

Neighbours

Neighbour notification letters were sent to surrounding properties. No comments have been received.

Consultations

Barnburgh Parish Council – No comments received

Highways – No objection subject to amended plans

Doncaster Council – The site is located in the Green Belt and so would be subject to the criteria set out in the NPPF section 13 and limited by whatever enlargements have previously been approved at the site. As such, it is not considered that the proposal would have a significant impact on the borough of Doncaster.

Assessment

Principle of Development

As the property is set within the Green Belt policy GB2 of the Local Plan would apply.

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt: Provided 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:

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.

The existing dwelling has a floor area of approximately 178.8sqm (measured externally). The proposed extensions are as follows:-

Side extension (ground floor only due to rooms in roof space) side/rear 73.7sqm
Porch 4sqm
Rear extension 14sqm
Total 91.7sqm

(Bed 4 not included 51.9sqm as rooms in roof space not included)

The proposed extensions therefore do not exceed 100% of the floor area of the original dwelling, in line with Green Belt policy.

Residential Amenity

The property is set within a large plot and faces onto open land to the front and rear where there are no other residential properties, therefore there will not be any significant overlooking of the adjacent dwellings. There are no windows proposed to the side elevations which would overlook the attached property to the north and number 5 to the south.

The proposal includes a rear extension set close to the boundary with the attached dwelling, however the extension is designed with a flat roof and a projection of only 3.5m in line with the guidance set within the SPD and should not cause any significant overshadowing or overbearing impact. The proposed side extension is set away from the other properties within a large side garden and should not cause any overbearing or overshadowing.

The proposal is considered on balance to be acceptable in terms of overbearing/overshadowing impact and overlooking/loss of privacy impact in accordance with the SPD House Extensions and Local Plan policy GB2.

Visual Amenity

The SPD states that for two storey side extensions that they should not exceed two thirds of the width of the original dwelling. The proposed extension measures 6m in side projection which is less than two thirds and would be set down and set back to allow for the extension to appear subservient. The proposal includes dormer style windows to the proposed side extension and to the rear roof slope of the existing dwelling. Whilst there are no other dormers seen on the terraced properties along Green Lane, the applicant's property is separate from the terrace rows. The dormer windows also allow for a break of the brick work above the first floor and would add interest. The dwelling is a semi-detached property where the attached dwelling was previously identical, however the attached dwelling has also been extended with a single storey side extension, therefore the pair are already unbalanced. The proposed extension would be constructed of matching materials and is acceptable in terms of design.

In terms of impact upon the openness of the Green Belt, the proposals are located within the confines of the curtilage of the dwelling and would not significantly harm the openness or visual amenity of the Green Belt in this location in accordance with policy D1 and GB2.

Highway Safety

The Highways Officer has been consulted and has no objection to the proposed access subject to a condition. The amended plans demonstrate that sufficient parking, turning and visibility are provided in accordance with Local Plan Policy T4.

Recommendation

Approve with conditions