2021/0860

Ms Katie Robinson

3 Hunters Avenue, Barnsley, S70 6PL

Single storey front extension, single storey rear extension with glass roof, enlargement of the raised terrace to the rear with associated steps and balustrades and render to the rear elevation at first floor level (Amended Description)

Site Description

The dwelling is a detached dwelling located towards the end of Hunters Avenue which leads onto Dodworth Road and its meeting with junction 37 of the M1. Hunters avenue is made up entirely of detached dwellings. The dwelling has been previously extended (2007/0776) with a two-storey side and single storey rear extensions. This side extension features a garage and there is also a small porch canopy on the front elevation. There is a small garden to the front alongside parking for two cars in front of the garage. A path to the side of the garage leads to a modest garden and the existing rear extension which features two rooflights, a raised terrace and a stepped patio.

Planning History

2007/0776 – Erection of 2 storey side and single storey rear extensions to dwelling (Approved with conditions)

2021/0230 – Single storey front and rear extensions and enlargement of the raised terrace to the rear with associated steps and balustrades (Approved with conditions)

Proposed Development

The applicant is seeking approval for changes to the rear of the dwelling featuring a single storey rear extension with a glass roof (in place of the full rear extension approved under 2021/0230) and the enlargement of the raised terrace to the rear with associated steps and balustrades (unchanged from the approval under 2021/0230). Also, the first floor of the rear elevation is to be rendered.

The rear extension will project 2.56 meters from the rear elevation of the dwelling with a width of 5.84 meters. The extension will feature a mono-pitched glass roof with a ridge height of 3.85 meters and an eaves height of 2.64 meters. The materials used will be matching brickwork and a glass roof. A 6-foot privacy screen is proposed which extends the full length of the terrace. An extension of the existing terrace is proposed with a new stepped access (unchanged from 2021/0230). The terrace will be raised 0.24 meters above the existing ground level from the existing patio in line with the existing height of the terrace at 0.92 meters and match its projection of 2.6 meters.

There are no changes to the front of the dwelling from what was approved under application 2021/0230. The front extension will project 1.5 meters from the front elevation of the dwelling. The extension has a width of 7.39 meters. The extension will feature a mono pitched roof with a maximum height of 3.42 meters and a height to the eaves of 2.88 meters. A roof canopy is also proposed over the existing ground floor window. The materials used will be red facing brick and blue slates for the roof. An arrow slit window is proposed on the side (northwest) elevation as well as a new front door and window above.

The existing boundary wall and fence will both be retained. The existing brick front wall is to be taken down and rebuilt to the same height of 0.9 meters. The rebuild will be 1 meter in front of the existing position therefore increasing the driveway by 1 meter.

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Allocation – Urban Fabric

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

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 – 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 – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 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 Highway Improvement – New 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.

<u>Supplementary Planning Document: House extensions and Other Domestic Alterations</u>

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"*.

Provisions under the 'Town and Country Planning (General Permitted Development) (England) Order 2015' (GDPO)

A number of accepts of the proposal can be carried out without planning permission using permitted development rights. The following will set out those aspects of the proposal.

The GPDO states that a single-storey extension, extending beyond the rear of the original house by no more than 4 metres (if a detached house) or 3 meters in any other case and not taller than 4 meters, can be erected without the need to submit a planning application providing materials match.

The GDPO states that a gate, fence or wall can be erected up to 2 meters in height providing the location is not adjacent the highway. The height is reduced to 1 meter when adjacent a highway.

The GDPO states that the formation, laying out and construction of a means of access to a highway can be created without planning permission if the road is not a trunk road or a classified road.

The GDPO states that a hard surface within the curtilage of the dwelling can be erected without planning permission. When the hard surface is between the principal elevation of the dwelling and highway (exceeding 5 square meters)***,*** either the hard surface is made of porous materials, or provision is made to direct run-off water to a permeable or porous area within the curtilage.

Consultations

No consultees were consulted for this application.

Representations

Neighbour notification letters were sent to surrounding properties, comments were received from the neighbour at 1 Hunters Avenue and raised the following points;

- Concerns that removal of evergreen trees alongside the wall, where the 5'10 fence will be erected will disturb the wall and damage the wall further

- The submitted plan falsely declares 'no trees to be removed for construction' Trees, growing alongside of party wall, are to be removed and replaced with a fence. Concerns over what happens to the wall

- Objects to a 5'10" brick pillar being built onto the existing shared party wall

- Objects to a driveway being built on and astride the party wall line at the font of the property

Since this objection the proposal has been amended and re-consulted on. The initially proposed fencing has been omitted and the changes to the front of the dwelling to match what was approved under application 2021/0230.

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.

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 materials will match to the front of the dwelling. To the rear the proposed materials won't match the existing dwelling however the inclusion of the glass roof and the render is not deemed harmful to character of the dwelling or the street scene. This is because the materials will not be highly visible from public vantage points and the only public viewpoint (from Dodworth Road) is adjacent properties (311 & 313 Dodworth Road) which have rendered front elevations.

The rear extension utilises a mono pitched roof which aligns with the existing extensions roof both in terms of style and height. The extension therefore maintains the character of the dwelling and provides symmetry to the rear elevation albeit with a change in roof material. This however improves the character of the rear elevation by enabling a shared design principle to encompass the entire elevation which as existing is not present.

The front extension utilises a mono pitched roof and roof canopy which aligns with the existing dwelling and is an acceptable roof type. The front elevation of a building is the most important for its contribution to the street scene and the size and scale of front extensions need to be as modest as possible. The proposed front extension complements the character of the dwelling and doesn't affect the street scene detrimentally due to its modest projection of only 1.5 meters. 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

The SPD states that *"extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected"*. The design is in keeping with the existing dwelling due to the maintained alignment with the existing extension. The proposed rear extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. This is due to restrained size and massing on the rear elevation.

It is acknowledged that the increase in patio height and extension of the terrace could increase levels of overlooking of the neighbouring dwelling, however it is considered that it is not significantly above current levels. This is because of the existing patio area. The extended terrace was approved under 2021/0230 and features a privacy screen to reduce the potential for overlooking. Also, any overlooking would be towards the rear of the garden and not the area outside the rear of the neighbouring property 1 Hunters Avenue, which is the area of outdoor space generally used most. This is because of the addition of the privacy screen.

The SPD states that *"extensions at the front of individually-designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene".* The proposed front extension is in keeping with the existing dwelling and its design will harmonise with it and not impact the dwellings character. The street scene on Hunters Avenue is not consistent therefore the proposed front extension will not negatively impact any adjacent properties or the street scene.

The proposed front extension has a modest projection of only 1.5 meters and would not lead to a significant increase in overshadowing. Potential overlooking from the front extension would be minimal, only because of the window on side (northwest) elevation. This window is small and serves the cloaks room at the front entrance of the dwelling at ground floor level, henceforth not increasing levels of overlooking.

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

Hunters Avenue is a private road and not an adopted highway. The curtilage for the application site encompasses the land outside the existing brick wall at the front of the dwelling as well as half of the road surface closest to the dwelling. Therefore, the applicant has the right to extend the front wall and the driveway. A wall can be erected up to 1 meter in height adjacent to a highway without planning permission and the proposed wall is to be 0.9 meters.

Whilst the word pavement has been used, there is no defined or established pavement along the length of Hunters Avenue, with some properties benefiting from a grass verge beyond the front boundary wall. The development may not be considered conventional, however the relocation of the boundary wall, an additional 1 meter towards the road, provides suitable off-road parking for 2 vehicles, in line with the SPD for a dwelling of this size and does not encroach onto highway land.

The proposed extension doesn't result in the loss of off-street parking or the requirement for additional provision, therefore it is considered acceptable and in compliance with Local Plan Policy T4: New Development and Highway Improvement and is acceptable in terms of highway safety.

Recommendation

Approve with conditions