2021/1203 Householder Planning Application

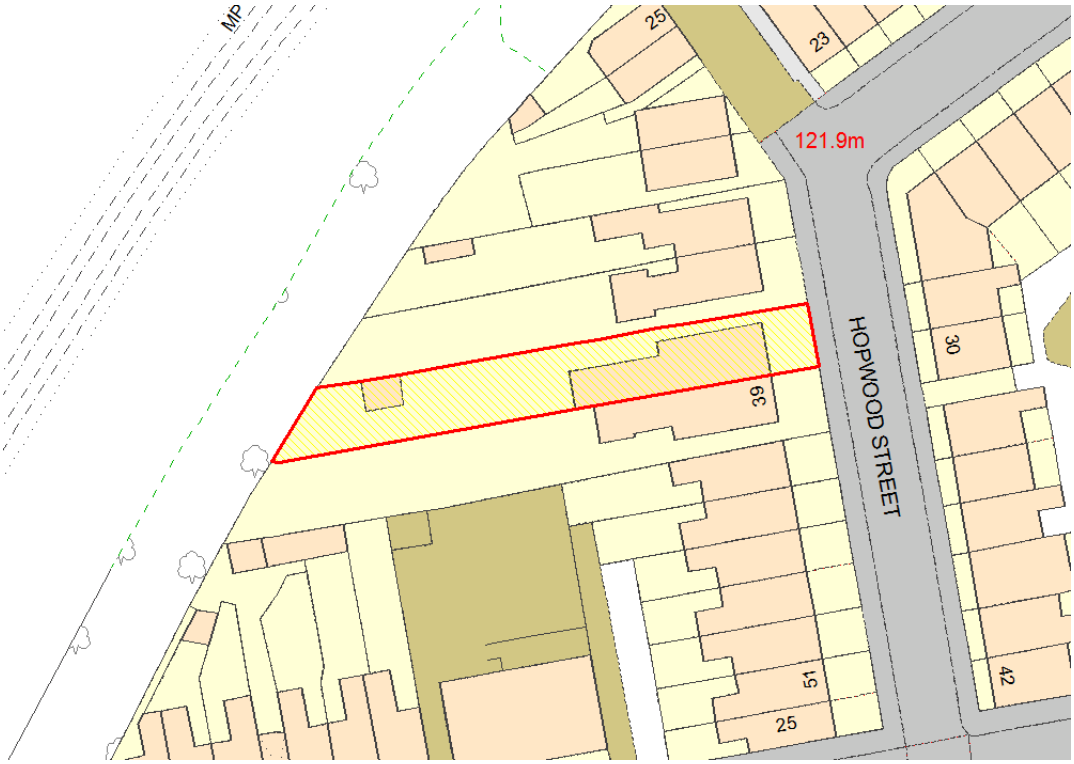
Applicant: Mrs Amanda Lewis
Proposal: Erection of rear single storey extension to dwelling.
Address: 37 Hopwood Street, Barnsley, S70 2BS

Site Location & Description

The applicant's dwelling is a semi-detached stone-fronted character property located within the Old Town Conservation Area. The dwelling is set over three stories, has a pitched roof, visible corbels, decorative front door surround and a large bay window. The side and rear elevations are composed of brick while the rear façade features a series of elevations that recede away from the main part of the dwellinghouse. A more modern conservatory extension has been constructed to the rearmost elevation of No.37 – it appears to be in a poor state of repair and does not match the quality requisite for a property within a conservation area. This extension is a potential planning breach as no record of a planning application for this extension exists. It is also unknown whether the subsequent single storey and two-storey elevations inset from the main side elevation are a part of the original design of the dwelling or alterations that pre-date planning records.



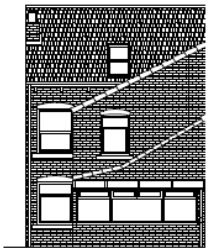




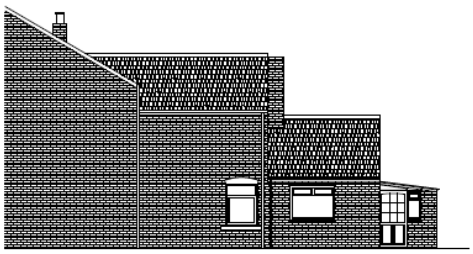
Proposed Development

The applicant seeks permission to demolish the existing rear conservatory and erect a rear extension to their property. The extension will measure 4.2m in width, 3m in depth with an eaves and total height of 2m and 4.3m respectively. The enlargement will be constructed of matching materials barring the doors and windows which will be a black steel colour and of a unique design. The rear elevation of the extension will be fully glazed from floor to ceiling and will form a gable end facing the rear garden.

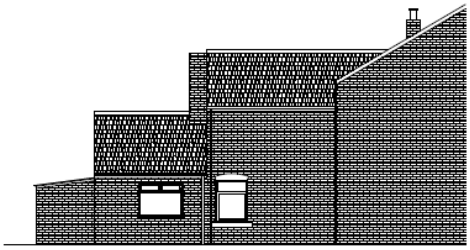
Existing



EXISTING REAR ELEVATION
SCALE 1:100 AT A3

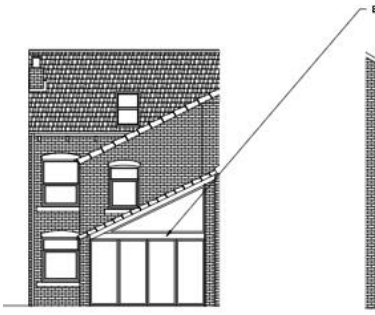


EXISTING SIDE ELEVATION
SCALE 1:100 AT A3

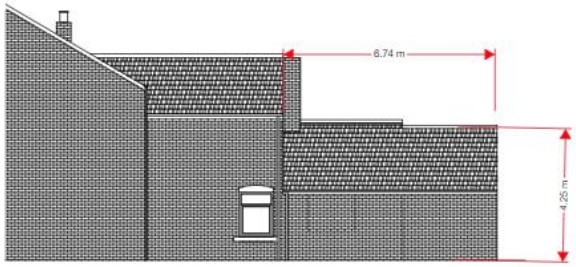


EXISTING SIDE ELEVATION
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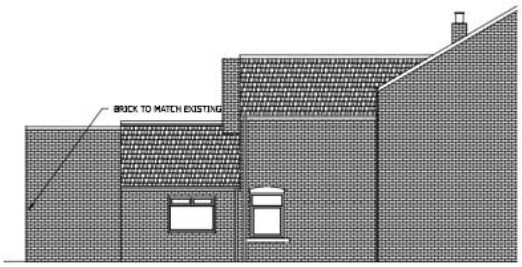
Proposed



PROPOSED REAR ELEVATION
SCALE 1:100 AT A3



PROPOSED SIDE ELEVATION
SCALE 1:100 AT A3



PROPOSED SIDE ELEVATION
SCALE 1:100 AT A3

Policy Context

Planning decisions should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or 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 achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

The new Local Plan was adopted at the full Council meeting held 3rd 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). In reference to this application, 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 BIO1: Biodiversity & Geodiversity

Policy H9: Protection of Larger Dwellinghouses

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions sets out 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 for should:

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.

Single Storey

8.2 To combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled.

8.3 Single storey extensions to the rear of terraced houses should not exceed 3.5 metres in projection and where they exceed 3m in length the eaves height should not exceed 2.5m. On semi-detached dwellings an extension should not project more than 4m and again, the eaves height should not exceed 2.5m where the extension would project beyond 3m.

Representations

The application was advertised by way of a site notice and neighbour notification letters. No responses have been received.

Consultation

Conservation Officer – No objections subject to condition for matching materials

Assessment

Principle of Development

The construction of extensions on residential properties is considered acceptable where they do not impact detrimentally on the *residential* and *visual amenity* of the immediate area whilst also not impinging upon *highway safety*. Such development will be assessed by the principles highlighted here.

Residential Amenity

The extension does not conform to the guidance specified within the SPD House Extensions in terms of eaves height relative to neighbouring boundaries. The impact of the 4.3m height of the proposal on the boundary with the southern neighbour - No.39 – will potentially overbear the rear of that property. However the limited projection of the proposal at 3m in length, the large gardens of both Nos. 37 and 39 in combination with the northern position of the extension relative to No.39 should all serve to mitigate the effect of loss of outlook, overbearance and overshadowing upon the rear of No.39.

The extension's 3m separation distance to the northern boundary with No. 35 composited with the 2m eaves height on the northern elevation of that proposal should minimise any risk to amenity loss at the rear of that neighbouring property.

As a result the development is not expected to negatively impact the amenity of local residents and is found to be reasonable and in line with Policy CSP29 emergent Local Plan Policies GD1 and D1.

Heritage & Visual Amenity

Change, (particularly to the rear elev.) is in a much less sensitive area in terms of contribution to the conservation area and the preservation of its character and appearnce. Moreover, the rear elevation is almost totally hidden from public view (apart from neighbours). The proposal is to remove the extreme rear lean-to and extend off the existing monopitch structure. The roof of this structure is to be re-built to provide a single roof plane and will extend the monopitch to the rear / west. This will create quite a high wall to the garden of neighbouring property due to the need to create the root of the roof that will slope north. From a conservation area perspective, the conservation officer does not object as the rear of the building contributes little and has been repeatedly altered (historically).

The extension is highly beneficial to the visual amenity of the area in replacing the dilapidated conservatory extension currently in situ at the rear of No. 37. Indeed the enhancement of the area further serves to minimise the risks to residential amenity with the provision of a well-designed extension in a residential space.

As a consequence the proposal is considered to be acceptable in terms of visual amenity and in compliance with Core Strategy Policy 29 and the SPD – House Extensions.

The proposal is also considered to preserve the character and appearance of the Conservation Area in accordance with requirements of the Listed Buildings and Conservation Areas Act 1990.

Highway Safety

The proposal will not result in a loss of off street parking or a requirement for additional parking and as such the proposal is acceptable in terms of highway safety.

Conclusion

To summarise, the development proposed at 37 Hopwood Street, Old Town complies with the SPD – House Extensions, Policy CSP 29 and Local Plan [2016] policies GD1 and D1 - in that the scale and design harmonises with the existing building, it does not adversely affect the amenity of occupiers in adjacent properties and it maintains the character of the street scene.

Recommendation

Grant subject to conditions