

2021/0698

A Nowodny

Erection of two storey side and front porch extensions to dwelling

61 St Helens Way, Monk Bretton, Barnsley, S71 2PS

Site Description

The application relates to a two-storey semi-detached dwelling located within a modern estate at the end of St Helens Way. The property is of a red-brick construction with a tiled gable roof and half dormers to the front elevation. The dwelling is shaped to have a double frontage facing onto St Helens Way and Merchant Croft.

The surrounding area is solely residential, characterised by a mixture of detached, semi-detached and townhouse properties that are of a similar design and material construction

Proposed Development

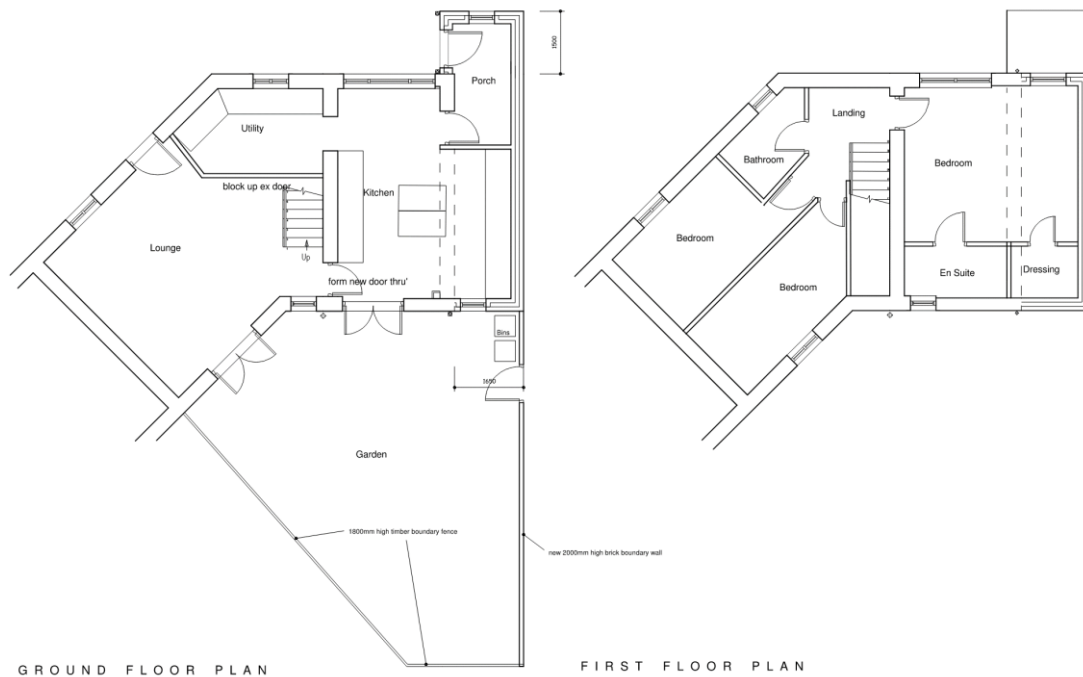
The applicant is seeking permission for the erection of a two-storey side extension and single storey front porch to the dwelling.

The extension will have a sideways projection of 1.65m and a rearward projection of 5.68m and will have a gabled roof pitch with eaves and ridge of 4.8m and 6.75m respectively.

The front porch will have a forward projection of 1.5m and project along the front elevation of 2m, with a lean-to roof with eaves and ridge of 2.25m and 3.4m respectively.

Matching materials are proposed.





Policy Context

Local Plan Allocation – Urban Fabric

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised 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 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 2000) and the Core Strategy (adopted 2011).

Local Plan 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.

Local Plan 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.

Supplementary Planning Document (SPD) - 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:

- I. Be of a scale and design which harmonises with the existing building
- II. Not adversely affect the amenity of neighbouring properties
- III. Maintain the character of the street scene and
- IV. Not interfere with highway safety.

SPD – House Extensions states that two storey side extensions should have a pitched roof following the form of the existing roof. To prevent a terracing effect and avoid detrimental changes to the character of the street scene, it is desirable to provide a setback of 500mm from the main front wall of the dwelling. The sideways projection should not exceed more than two thirds the width of the original dwelling. Where a dwelling is located on a corner plot, the sideways projection should not exceed more than half the width of the gap between the side elevation of the original dwellings and the side boundary.

SPD - House Extensions states that extensions to the front elevation need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene. Modest single storey front extensions which are in keeping with the style of the existing house may be allowed.

These policies are considered to reflect policies set out in the revised NPPF, which requires development to be of high-quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Representations

None

Assessment

Principle of Development

The site is allocated as Urban Fabric in the adopted Local Plan. As such extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

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

Extensions to dwellings are considered on the basis of overshadowing, loss of privacy and outlook. The proposed extension will be located on the Northern elevation of the dwelling and would be adjacent to an access road and open area of Green Space, with no dwellings located close to the extension. As such, it is highly unlikely to have any detrimental effect in terms of overshadowing, overbearing or overlooking.

There are no windows that face towards the rear boundary and so overlooking into the garden of the neighbouring dwellings will be avoided.

Visual Amenity

Two storey side extensions should have a pitched roof following the form of the existing roof as well as a set back from the front elevation of the property; in order to avoid a terracing effect. A setback also helps to avoid the unsightly bonding of old and new materials.

Although the extension is well below the 2/3 limit, it would exceed half the width of the gap from the side elevation to the side boundary by 0.3m. However, a gap of 1.1m is retained and the extension is modestly sized so as not to become dominant in the street scene

Although it does not have a set-back or set down however; the property is located at the end of St Helens Way with no other dwellings adjacent to the site. As such, a terracing effect will not occur, and the size of the extension means it would not dominate the main property or detrimentally affect the visual character of the area.

The front porch is modestly sized, and its impact is considered negligible.

The proposal harmonises with the original dwelling in terms of roof pitch, detailing and materials and as such is considered acceptable.

Recommendation

Approve – subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the plans (Drawing No's. 21_120.0.1 and 21_120.1.1) and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The external materials shall match those used in the existing building.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.