

2021/1351

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126 Kingsway, Staincross, Barnsley, S75 6EU

Front porch, side/rear extension, and new rooflights

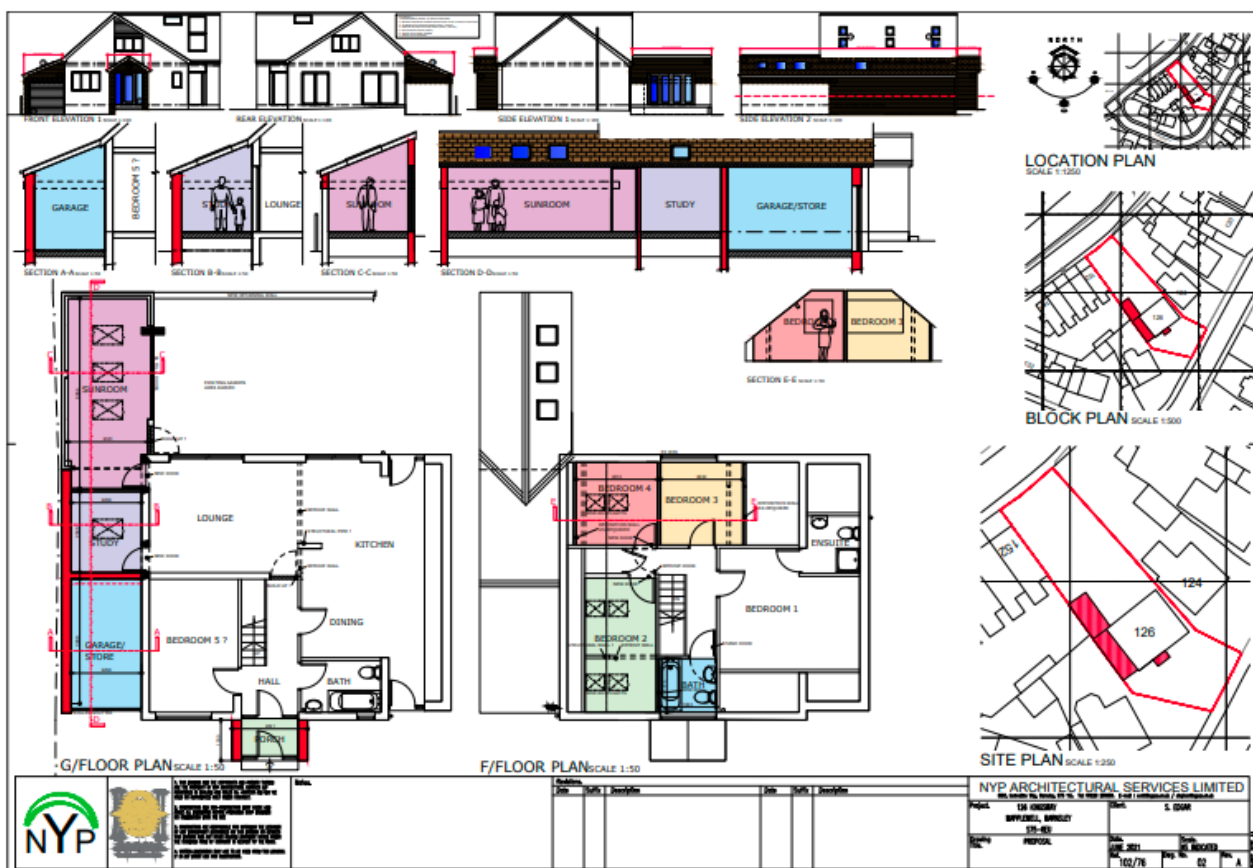
Site Description

The dwelling is a detached brick-built dwelling located in Staincross. Kingsway has a consistent street scene predominantly featuring detached bungalows. The dwelling has a small front garden and driveway which leads to a detached garage to the side/rear. Also to the rear is a small patio area, rear garden and outbuilding. The dwelling also has an existing side extension.

Proposed Development

The applicant is seeking approval for the erection of a front porch extension and a side/rear extension. The front extension will project 1.3 meters from the front elevation of the dwelling. The extension has a width of 2.42 meters. The extension will feature a pitched roof with a ridge height of 3.75 meters and an eaves height of 2.7 meters.

The side/rear extension will project 2.55 meters from the side (south west) elevation and 5.2 meters from the rear elevation of the dwelling. The extension has a total width of 13.8 meters. The extension will feature a mono-pitched roof with a ridge height of 3.6 to the side of the dwelling and 3.83 meters to the rear of the dwelling. The eaves height will be 2.33 meters. The materials used for both extensions will be matching brickwork and roof tiles.



Planning History

2008/1178 – Erection of side extension to dwelling

Policy Context

Planning decisions should be made in accordance with the Local Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) does not change the statutory status of the Local Plan as the starting point for decision making. The Local Authority (LPA) has also adopted a series of Supplementary Planning Documents (SPD) and Supplementary Planning Guidance Notes, which are other material considerations.

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 Barnsley Local Plan (BLP) 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 the decision-making process as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in 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 – 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.

Supplementary Planning Document: House extensions and Other Domestic Alterations

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.

Where a Local Plan is absent 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. This is assessed against the policies in the NPPF as a whole; or where specific policies in the NPPF indicate development should be restricted or 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"*.

Consultations

Highways Development Control (DC) were consulted and raised no objections.

Representations

Neighbour notification letters were sent to surrounding properties, no comments were received.

Assessment

Principle of Development

The site falls within urban fabric as such, extensions 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 dwelling and are not detrimental to the amenity afforded to neighbours.

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 proposed materials will match the existing dwelling with matching brickwork and roof tiles being used. The front extension utilises a pitched roof and the side/rear extension utilises a mono-pitched roof. The host dwelling features a pitched roof therefore the proposed roof types are akin to that.

The proposal includes the addition of a front extension, and the front elevation is the most important elevation for its impact on the character of the dwelling and the street scene. The size and scale of front extensions need to be as modest as possible. There are various examples of small front extensions in the street scene including some similar in design to the proposal. The proposed extension complements the character of the dwelling by its design and therefore will not have a detrimental impact upon the street scene of Kingsway and its visual amenities.

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 *“modest single storey front extensions, which are in keeping with the style of the existing house, may be allowed”*. The design of the existing house is reflected in the proposal and the features of the existing front elevation are carried forward. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The proposed front extension has a modest projection of only 1.3 meters and therefore would not lead to a significant increase in overshadowing. Overlooking from the proposal will be limited and whilst increased from what is existing from the front elevation this will not be detrimental to the amenities of the neighbouring properties.

The SPD states that single storey side extensions *“should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling)”*. A projection of two thirds of the original dwelling (in this case the width of the existing front elevation) would be 5.28 meters and the proposed projection is less than this at 2.55 meters. This projection is therefore acceptable. There will be no increase in overlooking as no windows are proposed on the side elevation. The only additional windows on the side extension are rooflights which are not deemed create significant overlooking. This style of side extension is also seen on a neighbouring dwelling at 128 Kingsway.

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 of the extension is in keeping with the existing dwelling being that it is set within the footprint of the existing garage but with a different roof type. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing.

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

There will be no impact upon highway safety.

Recommendation

Approve with conditions