

2022/0190

Mr John Bougnot

171 Hill End Road, Mapplewell, Barnsley, S75 6DX

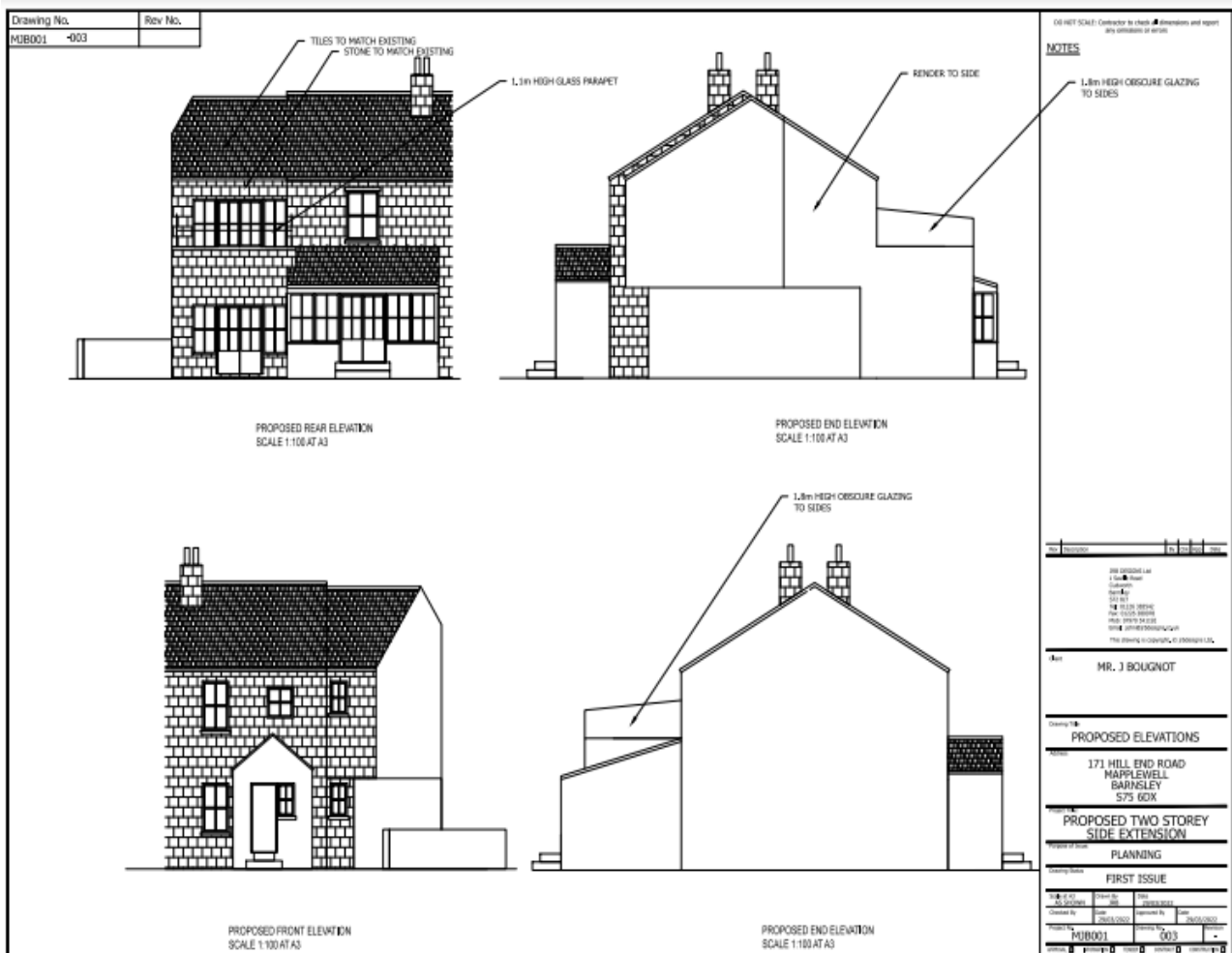
Two storey side extension including rear balcony

Site Description

The dwelling is a two-storey end terraced dwelling located in Mapplewell, on Hill End Road however the dwelling is visible from Spey Close which has a consistent residential street scene. The dwelling has a parking area to the front and a large garden, detached outbuilding and patio area to the rear.

Proposed Development

The applicant is seeking approval for the erection of a two-storey side extension. The extension will project 3.68 meters from the side (west) elevation of the dwelling. The extension has a width of 8.05 meters. The extension will feature a pitched roof with a ridge height of 8.55 meters and an eaves height of 6 meters. The materials used will be matching stone to the front and rear with render to the side and matching roof tiles. The proposal also includes a rear balcony to be set at 4 meters in height and to project out 3.10 meters from the proposed side extension.



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.

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. 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 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 proposed materials will partially match the existing dwelling with matching brickwork being used for the front and rear elevations as well as matching roof tiles. Render is proposed to the side elevation which is not deemed harmful as the neighbouring dwelling (14 Spey Close) also features a rendered side elevation. The SPD states *“all two-storey side extensions should therefore have a pitched roof following the form of the existing roof”*. The proposed extension utilises a pitched roof which is set down from the main roof line and follows the form of the existing dwellings pitched roof and is aligned at the eaves.

The SPD states *“to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling”*. The side extension is setback 0.5 meters from the front wall of the dwelling which is an acceptable setback distance. The extension features a first floor that is set further forward than the ground floor. Normally this would be seen as an unusual arrangement that could create an anomalous feature within the street scene and therefore be harmful. However, in this circumstance it is acceptable as this arrangement allows for the existing walkway down the side of the dwelling to be maintained. Also, the impact on the street scene will be minimal as a setback at both levels is incorporated and the dwelling itself is setback from the highway.

The SPD states that *“the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling”* in order to ensure subordination and that the original dwelling stays as the dominant feature. A projection of two thirds of the original dwelling would be 3.46 meters and the proposed projection is more than this at 3.68 meters, however this is acceptable in this circumstance because that is the maximum projection towards the rear of the dwelling so in terms of impact on the street scene the extension will appear subservient with less projection.

The proposed two-storey side extension partially conforms to the SPD in terms of materials, roof type, projection and setback, however the proposal won't be detrimental to the character of the street scene due to the harmony with the existing dwelling and the original dwelling still being dominant due to the use of a setback and the angle of the plot. 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 proposed two-storey side extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing as it does not project beyond the front or rear elevations of the dwelling. Overlooking from the proposed extension will be limited there are no windows proposed on the side elevation of the extension.

In terms of overlooking from the proposed balcony, it features 1.8 meters high privacy screens which will restrict viewing to the neighbouring rear gardens, in particular the areas closest to the dwelling which are commonly the most used. The distance to the boundary to the rear of the dwelling is approximately 26 meters and the distance to the rear elevations of the dwellings to the rear are approximately 33 meters (159 Hill End Road) and 43 meters (157 Hill End Road). Therefore, there is significant distance between the proposed balcony and the habitable room windows on any dwelling in the direct view of the balcony. 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