

2023/0887

Mr Marcin Jeziorek

41 Broomhead Road, Wombwell, Barnsley, S73 0SA

Erection of single storey rear extension

## Site Description

The dwelling is a brick built two-storey semi-detached dwelling located in Wombwell. Broomhead Road has a consistent residential street scene featuring brick built two-storey dwellings. The dwelling has a shared driveway to the side. To the rear is a large garden, various outbuildings, a previously built extension (to which enforcement action was taken) and a converted annex.

## Planning History

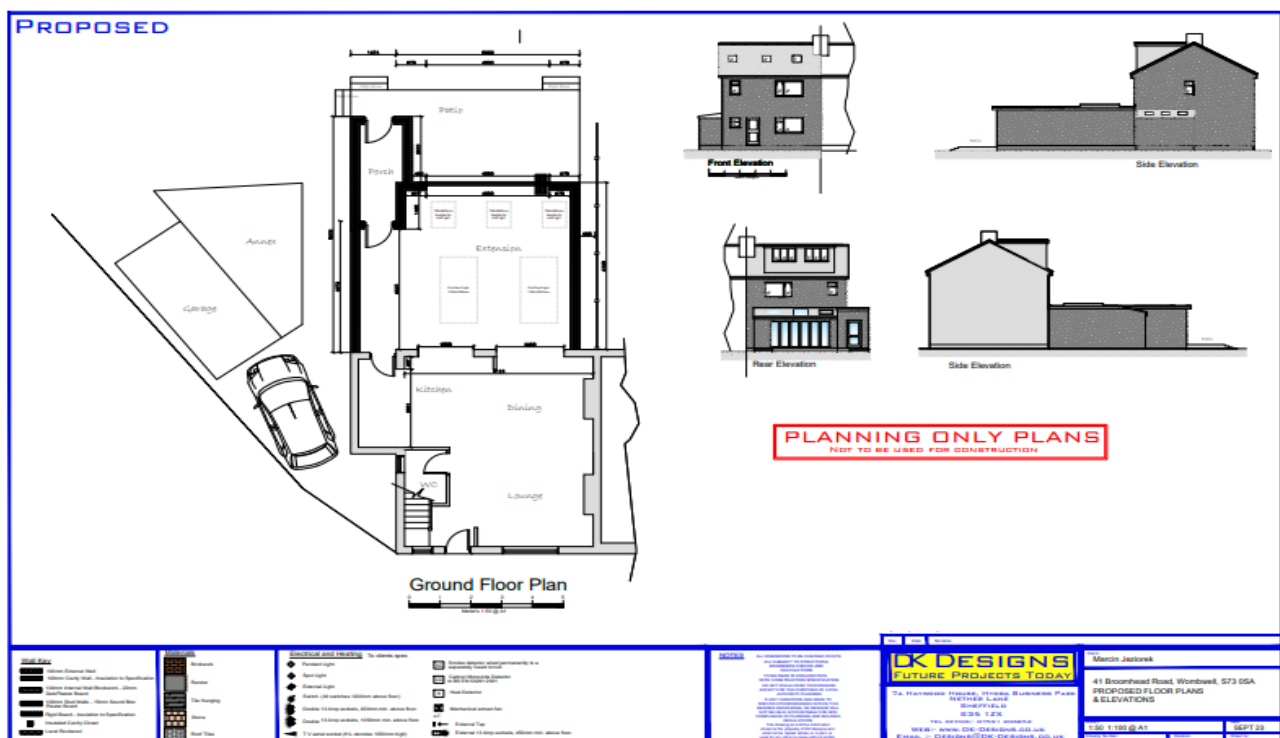
B/78/0876/WW - 9'x30' workshop/garden shed. Built on timber framed sections. covered by fire resistant corrugated sheets (Trade name Omduline) permitted development

2017/1110 - Roof extension, rear dormer extension, single storey side/rear extension to dwelling and erection of detached annex (Amended Plans) (Approved with Conditions)

2018/0631 - Roof extension, rear dormer extension, single storey side rear extension to dwelling and erection of detached annex (re-submission) (part retrospective) (Approved with Conditions)

2022/0145 - Single storey rear extension projecting out 6m, with an eaves height of 3m and an overall height of 4m (Householder Prior Approval) (Prior Approval - Not Required)

## Proposed Development



The applicant has stated on their application form that they are seeking approval for the erection of a single storey rear extension. However, although not stated on the application form, the plans they have submitted also show the rendering of the existing dwelling as well which would also require planning permission. This has therefore also been considered in the assessment of the application. The extension will project 8.95 meters at its furthest point from the rear elevation of the dwelling. The extension has a total width of 7.4 meters. The extension will feature a both a flat roof and a slight lean-to roof with a total height of 3.25 meters and an eaves height of 3 meters. The materials used will be render however neither the colour of the render nor the rendering of the entire dwelling has been accounted for on the application form. The proposed plans also don't provide an exact colour of the proposed render.

## **Policy Context**

Planning decisions should be made in accordance with the development 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 Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

## **Local Plan Allocation – Urban Fabric**

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

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*** – Development will be approved if 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 D1: High quality design and place making*** – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other 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"*.

### **Representations**

Neighbour notification letters were sent to surrounding properties, six objections were received and in summary raised the following points.

Overbearing  
Overshadowing  
Substantial size and massing  
Materials not matching  
No render present  
Harm to character of the area  
Doesn't comply with House Extensions SPD  
Previous extension not demolished as per Enforcement Notice  
Loss of outlook  
Rubble and previous materials not removed from rear garden as per Enforcement Notice  
Issues with materials on shared driveway and cul-de-sac  
Access to shared driveway

### **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 not match as they are to be render with the existing property being brickwork. Even taking into account the plans show the rendering of the dwelling, there is no colour of render specified on either the plans or application form. This use of external material is deemed unacceptable for the reasons below.

Broomhead Road consists predominantly of brick-built dwellings. Given that the surrounding street scene is made up of entirely brick built dwellings with no render in the street scene, the use of render would be harmful to the original character of the dwelling and the street scene as a whole. The proposal would therefore not harmonise with the materials used in the existing dwelling or other properties on Broomhead Road. The end result would be a visible mixture of materials when viewing the property along with the neighbouring dwellings which would create an anomalous and incongruous feature. In the opinion of the LPA, any benefit gained from rendering the dwelling and the extension doesn't outweigh the harm.

The extension predominantly utilises a flat roof. Although a slight lean to is proposed, a long flat roofed section is still maintained. Flat roofs are not a supported roof type due to flat roofs being an inferior form of construction. This combined with the proposed projection and materials would account to poor design which conflicts with the SPD.

On balance, the rendering of the dwelling and the extension would be considered contrary to the Supplementary Planning Document House Extensions and Other domestic alterations and Policy D1: High Quality Design and Place Making of the Local Plan which states that *'development is expected to be of high-quality design'*. The use of render would have a significant detrimental impact upon the character of the street scene of Broomhead Road. The proposed development is therefore considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered unacceptable in terms of visual amenity.

### Residential Amenity

The SPD states that single storey rear extensions *"on semi-detached dwellings should not project more than 4m and again, the eaves height should not exceed 2.5m where the extension would project beyond 3m"*. The proposed extension has a total projection of 8.95 meters which is greater than the recommended 4 meters. However, the Government allows for extensions larger than the above to be permitted development by using a prior notification for larger homes application, subject to no objections being received.

The proposed extension exceeds the limits of the SPD however a prior notification application has been approved (2022/0145) as the projection on that application was no greater than 6 meters (on a semi-detached dwelling), the height was less than 4 meters in total and 3 meters to the eaves and no objections were received. This therefore creates a fallback position where a large rear extension can be erected even though the projection is contrary to the SPD. However, the proposed projection goes beyond that of the approved prior notification application which if it wasn't for the lack of objections to that application would have also been resisted given the obvious negative impact the proposed extension would have on the amenity of the adjoining dwelling by way of it being overbearing and causing a loss of outlook. This combined with the aforementioned design issues is to result in the refusal of this application.

This outcome was presented to the applicant with the option to withdraw this application and correctly build what was approved (2022/0145) as to not incur further enforcement issues.

### Highway Safety

There will be no impact upon highway safety.

### **Recommendation**

### **Refuse**