2022/0767

Mr Chris Smith

31 Rainton Grove, Redbrook, Barnsley, S75 2QZ

Two storey rear and single storey side extensions and erection of a detached garage to the side of the dwelling

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Site Description

The dwelling is a two-storey detached dwelling located in Redbrook. Rainton Grove has a consistent residential street scene featuring other similar dwellings. The dwelling has a driveway to the northeast side and a parking area to the southwest side. There is an existing conservatory and decking to the side/rear (both to be replaced).

Planning History

B/81/0558/DT - Residential development (Refused)

B/83/1139/DT - Outline for residential development (Historic)

B/87/0551/DT - Erection of sixty-two dwellings (Historic)

B/88/0813/DT - Substitution of house types plots 190-223 & 251-254 (38 dwellings) (Historic)

B/01/0474/DT - Erection of side two storey extension to dwelling (Historic)

Proposed Development



The applicant is seeking approval for the erection of a two-storey rear extension, a single storey side extension and the erection of a detached garage. The rear extension will project 2.7 meters from the rear elevation of the dwelling. The extension has a width of 7.7 meters. The extension will feature a pitched roof with a ridge height of 7 meters and an eaves height of 5 meters.

The side extension will project 2.9 meters from the side (northeast) elevation of the dwelling. The extension has a width of 5.8 meters. The extension will feature a mono-pitched roof with a ridge height of 4.35 meters and an eaves height of 2.93 meters. The materials used for both extensions will be matching brickwork and roof tiles.

The garage will be located to the northeast of the site. The garage has a length of 6 meters and a width of 4.5 meters. The garage will feature a pitched roof with a ridge height of 3.4 meters and an eaves height of 2.3 meters. The materials used will be matching brickwork and roof tiles.

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

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).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application. 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.

<u>Supplementary Planning Document: House extensions and Other Domestic Alterations</u>

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

No consultees were consulted for this application.

Representations

Neighbour notification letters were sent to surrounding properties, one objection was received and in summary raised the following points;

- The garage is not only planned on the boundary of the property it is within 1.3m of the side elevation of the neighbouring dwelling, and as such very overbearing.
- The stated height of the eaves of the garage is 2.4 meters, however the ground to the side of the applicant's property has already been raised over 0.6 meters with the construction of a block paved side garden. This would give a total height on our boundary of over 3 meters plus the apex height which is considered overbearing.
- The garage is planned to sit behind the rear building line of our property, therefore becoming not only imposing on the side elevation of our property but visible from the rear too.
- The close proximity of the garage to the neighbouring dwelling means that any noise or work carried out in the garage once complete can be heard and felt in our living areas, considerable work already takes place in the side elevation courtyard and the vibrations and noise can be felt and heard within our property. This reduces the enjoyment of our property and is in our opinion too overbearing.

- The planned garage will sit over a drain that services our ensuite bathroom and downstairs toilet. This drain has already been covered by the block paved area adjacent to the boundary fence and will be completely made inaccessible by a structure on top of it.

- We think the property is possibly going to become over developed, the existing integral garage has already been converted into a room and the house is now serviced by two driveways, the existing one on the elevation to Barden Drive and a new one already constructed to Rainton Grove. The size of the new replacement garage along with the footprints of the extensions, and the old garage conversion seem to take up a considerable amount of land. The size of the garage itself seems to be excessive with a slab of walling adjacent to our property of over 6 meters x 2.4 meters.

- We would like restrictions placed on the use of the outbuilding, if allowed in its current location and size, that it is used for residential use only. Currently the occupier buys, repairs and sells damaged salvage vehicles, these are delivered two or three at a time by a large car transporter on a monthly basis and the work takes place in the side elevation garden at weekends and evenings. The owner's personal cars are kept on the original driveway on Barden Drive. The planned garage is, we feel, going to be a workshop and not used for the storage of vehicle but a place of repair and preparation of vehicles for sale and therefore the term garage is not correct.

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 for both extensions as well as the detached garage will be matching brickwork and roof tiles to the existing dwelling. The rear extension utilises a pitched roof and the side extension utilises a mono-pitched roof both of which are akin to the existing dwelling's pitched roof and are therefore acceptable. The side extension also features a setback from the main front wall of the dwelling.

The SPD states that *"detached garages should relate sympathetically to the main dwelling in style, proportions and external finishes. In most cases, it will not be appropriate for a garage to be sited between the house and the road".* In this case the garage is set to the side of the dwelling and is acceptable in terms of its design with a pitched roof and modest proposed height.

The proposed extension and garage conform to the SPD in terms of the external materials and roof types used, therefore they will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being set to the side and rear of the property. 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 *"two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook"* and that *"extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected".* The impact on residential amenity resulting from the rear part of the extension is to be limited.

The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to its limited projection. Due to the layout of the plots, it faces onto the side elevation of the neighbouring dwelling (1 Barden Drive) which has a blank side elevation. In terms of overlooking 10 meters is maintained to the boundary to the side and 12 meters to the neighbouring dwelling (29 Rainton Grove) which has an existing window looking onto the side elevation. No windows are proposed on the rear elevation.

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 would be 5.48 meters and the proposed projection is to be 2.9 meters therefore, the proposed projection is acceptable. The proposed side extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. It is replacing an existing conservatory and the gap between the side extension and the boundary with the neighbouring dwelling (29 Rainton Grove) is where the proposed garage is to be located. In terms of overlooking the rooflights proposed on the side extension will not significantly increase levels of overlooking and the windows on the side elevation will predominantly look onto the garage.

With regards to private amenity space, it is noted that the proposed extensions to the dwelling could lead to overdevelopment of the plot. To address this permitted development rights in relation to the erection of any future extensions and outbuildings will be removed. The dwelling doesn't feature an orthodox rear garden and the existing private amenity space to the rear is predominantly a driveway and utilised as such. Therefore, the inclusion of a garage in this space will not cause any significant loss of amenity space to the property in relation to it being a feasible space to use.

The SPD states that *"detached garages should be single storey structures and the eaves height should not normally exceed 2.5 meters from ground level".* The proposed garage has an eaves height of 2.3 meters which is therefore acceptable. The garage is not set beyond the footprint of the neighbouring dwelling (29 Rainton Grove) and the existing decking is to be removed to accommodate the garage. The use of the garage will be conditioned for domestic use only. 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.

Other Issues

Issues over drainage would be dealt with at a building regulations stage.

Recommendation

Approve with conditions