2021/0482

Mr Aiden Reeson

1 White Cross Avenue, Cudworth, Barnsley, S72 8GA

Proposed front and rear dormers above garage to provide first floor accommodation and rear extension

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Site Description

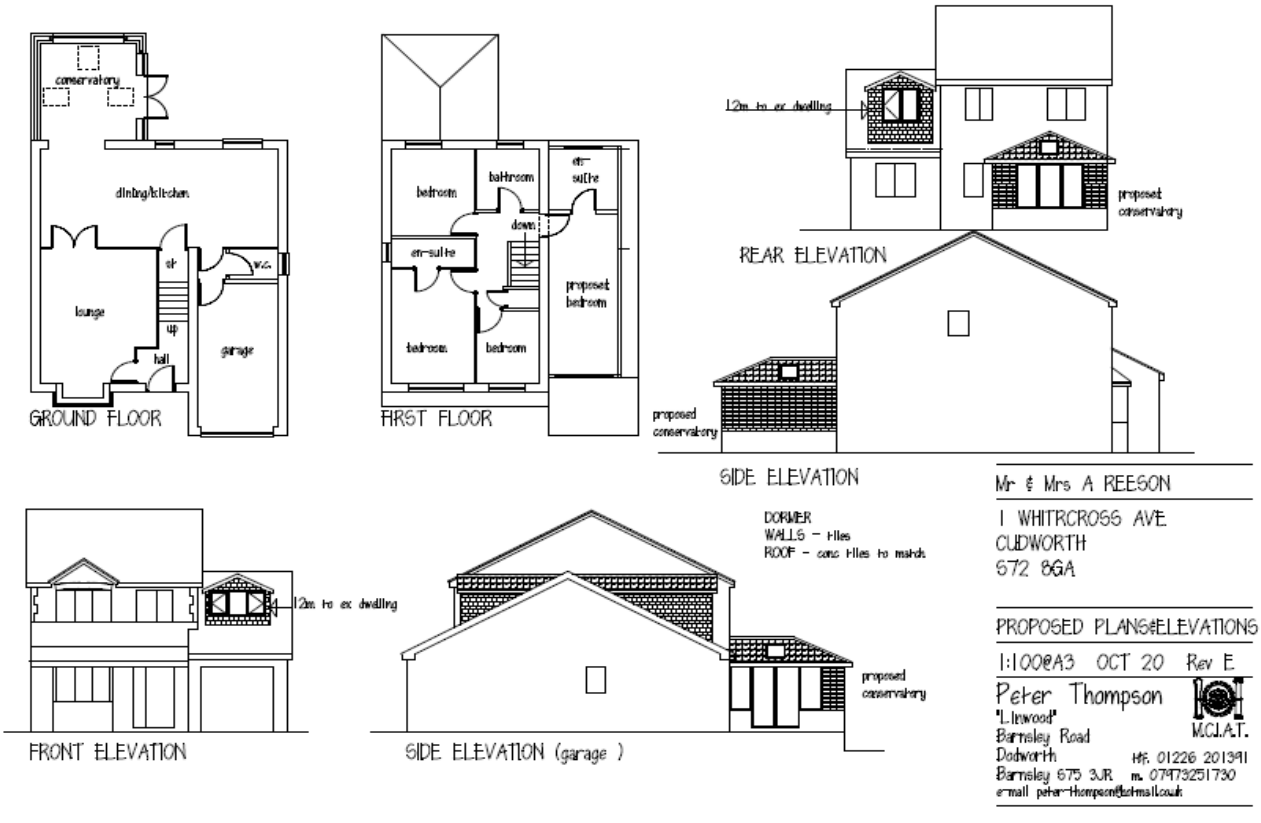
The dwelling is a two-storey detached dwelling located in Cudworth. White Cross Avenue has a consistent street scene consisting of other two-storey detached dwellings. The surrounding area is solely residential. The dwelling has a small grassed area and driveway to front and an attached garage/extension to the side. To the rear is an existing conservatory.

Proposed Development

The applicant is seeking approval for the erection of front and rear dormers above the existing garage and a replacement single storey rear extension. The extension will project 3.6 meters from the rear elevation of the dwelling. The extension has a width of 3.65 meters. The extension will feature a hipped roof with a maximum height of 3.25 meters and a height to the eaves of 2.25 meters. The materials used will be matching brickwork and roof tiles.

Two dormers are proposed on both the front and rear of the existing side extension to create a living space in the extension's roof that features a bedroom and a bathroom.

N.B.: On 01/07/2021, the proposal was amended to increase the separation distance between the rear dormer and eaves on the side extension to 0.5 meters.



Planning History

B/02/1432/CU – Erection of two-storey side extension (Refused)

B/02/1806/CU – Erection of single-storey side garage and kitchen extension and front porch

B/04/0057/CU – Erection of rear conservatory extension to dwelling (Approve with Conditions)

2021/0092 – First floor side extension and rear single storey extension (Withdrawn)

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***
- ***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 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to enhance the opportunities available for improving the character and quality of an area and its functionality.

Provisions under the 'Town and Country Planning (General Permitted Development) (England) Order 2015'

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) states that a single-storey extensions, extending beyond the rear of the original house by no more than 4 metres (if a detached house) or 3 meters in any other case and are no more than 4m in height, can be erected without the need to submit a planning application.

This is an important consideration with this application as it represents a potential fallback position, whereby a single storey rear extension can be erected without planning permission, because the Government considers the impact of such development to be modest.

Consultations

No consultees were consulted for this application.

Representations

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

- The proposal would be overbearing
- The proposal would lead to increased overshadowing
- The proposal would lead to a loss of privacy in neighbouring gardens

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 extension utilises a hipped roof and the dormers use pitched roofs which are both acceptable roof types. The existing dwelling features a pitched roof as well as the existing side extension therefore creating cohesion with the proposal and the existing dwelling.

The SPD states *"to assess whether a dormer on the front or principle elevation will be appropriate, the roofs of the surrounding buildings should be examined".* There are existing front dormers located within visible range of 1 White Cross Avenue, this being at 62 White Cross Road which is approximately 55 meters from the application site. Although the dormer isn't located on the same road as the application site the dormer is visible from the road due to its positioning near the junction with White Cross Avenue.

The proposed extensions conform to the SPD in terms of the external materials and roof types used, therefore they will harmonise with the existing dwelling and not harm the street scene.

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 *"extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected"*. The proposed rear extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The extension is not of an excessive height and has a modest projection of only 3.6 meters. As a result of this the extension could be erected using permitted development rights.

The proposed dormers conform to the requirements of the SPD given that they shall be pitched roof in format and set back from the eaves and gable by at least 0.5m. Although the dormers will increase the height of the existing side extension this height does not exceed the highest point of the existing ridge height and they are therefore set within the existing roof plane.

Due to this increase in roof height there will be a small increase in overshadowing however this is offset by the dormers having pitched roofs. As well as them being set in front of the existing dwelling, when viewed from the neighbouring properties, the dormers fit within the frame of the visible side elevation of the dwelling.

There will be no increase in overlooking as a result of the proposal as no windows are being added to the side elevation of the dwelling or existing extension. As the proposed dormers don't face directly onto a neighbouring property only a distance of 12 meters needs to be maintained between blank gable walls (in this case the side of the dormer facing the neighbouring properties) and neighbouring habitable room windows. This required separation distance has been achieved. Additionally, the proposed rear extension is replacing an existing conservatory which featured a more dominant glass presence.

Overall the harm to neighbouring residents is minimal when comparing it to the impact of what is existing. This is because the overbearing effect is created by the combination of the existing side extension and another neighbouring dwelling (The Stables, White Cross Road). The proposal is only a minor increase on the existing and in part could be achievable using permitted development rights.

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

The proposal increases the dwellings bedrooms from 3 bedrooms to 4. Therefore, increasing the requirement for off-street parking from 1 space to 2. The dwelling currently has a driveway and a garage, henceforth 2 off-street parking spaces are retained in line with the Parking SPD.

Recommendation

Approve with 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 amended plans (Proposed Plans & Elevations Rev. E & Block Plan Rev. A) and specifications as approved unless required by any other conditions in this permission.
   Reason: In the interests of the visual amenities of the locality 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.