

2022/0623

Mr I Brisland

12 Windermere Road, Penistone, Barnsley, S36 8HL

Erection of front porch and single storey rear extension

Site Description

The dwelling is a two-storey detached dwelling located in Penistone. Windermere Road has a consistent residential street scene featuring other detached dwellings. The dwelling has a driveway and an integral double garage to the front. To the rear is a patio area and garden.

Planning History

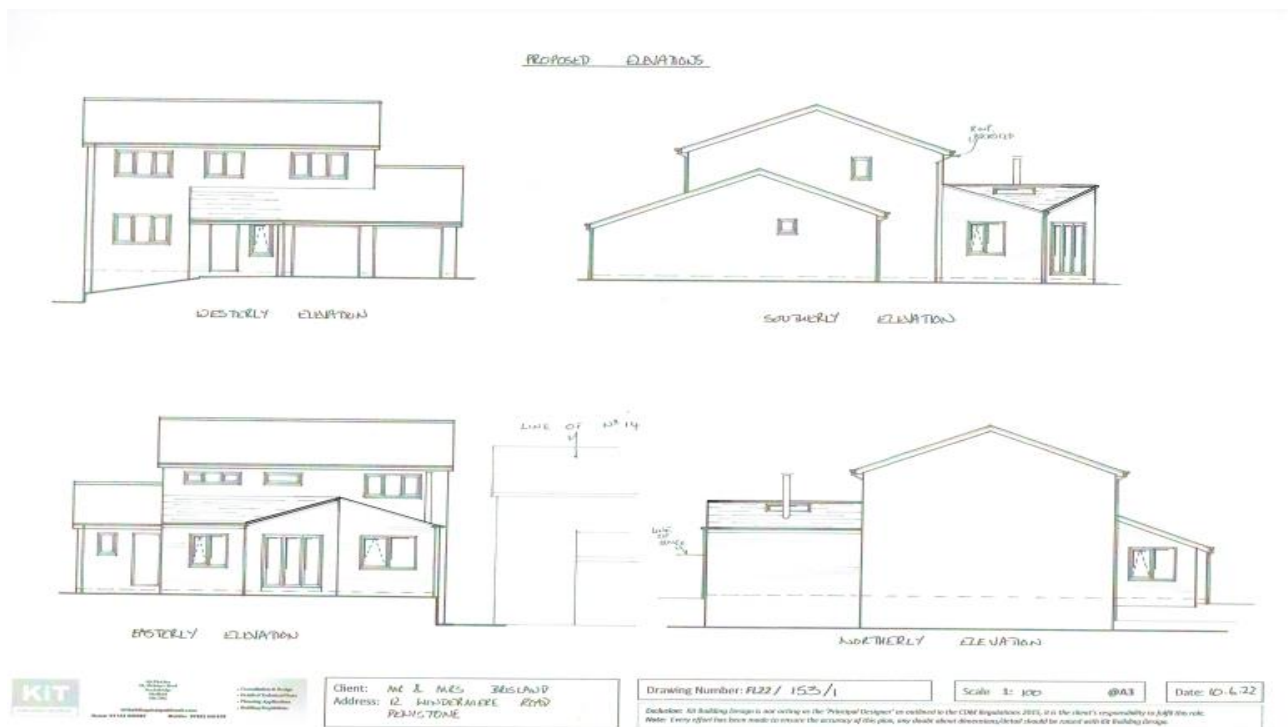
B/76/1991/PU - Residential development (roads and sewer layout for 84 plots) (Historic)

B/77/1958/PU - Residential development (Historic)

B/78/4248/PU - Residential development for 86 dwellings, roads and sewers (Historic)

B/81/1334/PU - Erection of 7 dwelling houses and garages and formation of 7 vehicular accesses (Historic)

Proposed Development



The applicant is seeking approval for the erection of a front porch and a single storey rear extension. The porch extension will project 3.1 meters from the front elevation of the dwelling in line with the existing porch garage. The extension has a width of 2.8 meters. The extension will feature a mono-pitched roof with a ridge height of 3.55 meters and an eaves height of 2.05 meters.

The rear extension will project 3.35 meters at the shortest point and 4.9 meters at the furthest point from the rear elevation of the dwelling and has a width of 8.8 meters. The extension will feature both a pitched roof and a mono-pitched roof with a ridge height of 3.95 meters and an eaves height of 2.75 meters. The materials used for both extensions 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.

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”*.

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 extension, 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, that are no more than 4 meters in height and built using matching materials, can be erected without 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

Penistone Town Council were consulted and raised no objections.

Representations

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

- As their existing property was built much higher than ours, due to the lay of the land, their current foundations already are 1.25 meters higher than the ground level of ours. There is already a 1.20-metre-high retaining wall, which extends to a distance of 6 metres between both properties. Combined with the height of the proposed extension, this height would then extend to above 3.65 metres from the level of our patio, so the total height along with the length of the extension, from our side, would be quite oppressive, especially as their property is built at an angle to ours and considering that the existing property is only 1 metre away.
- The proposed extension would inevitably, severely impede and impact, on the light coming into our kitchen, making it much darker than it already is, even with a double glass external door, we already have in place. Furthermore, the access passageway between the houses will be greatly affected in the amount of light it receives. As we already have a problem with moss growing, this will inevitably exacerbate the situation.

- The bricks the existing property is constructed from, are no longer available, so obviously from our side, we would be looking at a construction made from three different types and colours of brick and quite a volume of foundation bricks, which would be totally unsightly from our side. This would of course spoil the aesthetics of our garden and patio area, thus making our patio into more of an enclosed courtyard.
- There is the problem of the proposed soak away halfway down their garden. As we already have a problem with moss, then surely this could also impact on our safety, especially with the slope of the land being as it is.
- It is assumed that the whole of the current boundary retaining wall will have to be removed, in order to access and construct the new foundations. With the removal of the boundary wall, this will also cause significant damage to our well-established garden, cause a tremendous amount of work and greatly impact on our safety and privacy, when on our patio There will also be significant disruption, in accessing both the rear and side of our property, during the time, this construction is being implemented.
- When No. 12 has the benefit of a significant abundance of land, in excess of 3 metres between their property and No. 10, it seems totally inconsiderate that, they dismiss our quality of life, to erect such an imposing extension on the closest boundary. This is inevitably going to affect the existing quality of life, aesthetics and ambience we currently enjoy.

With regards to some of the above points the proposal states the use of matching brickwork and roof tiles, materials are also conditioned to be in accordance with what is stated in the application. Issues over drainage would be dealt with at a building regulations stage and the impact upon the boundary (retaining wall) is not a material planning consideration and would have to be dealt with privately. These same issues would be present if the extension was reduced in projection and erected using permitted development rights and therefore do not form part of the below assessment.

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 *“extensions at the front of individually designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene”*. The front extension replicates design features of the existing front elevation, and it won't have significant detrimental impact upon the character of the street scene as it carries across from the existing garage to infill the existing porch canopy. Also, the same type of extension can be seen at the neighbouring dwelling (14 Windermere Road) and therefore the design is existing in the street scene.

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 will match the existing dwelling with matching brickwork and roof tiles being used. The rear extension utilises both a mono-pitched roof and a pitched roof, both of which are akin to the existing dwelling's pitched roof and are therefore acceptable roof types. The front extension carries across the existing roof line from the garage and is therefore acceptable as it is an existing feature.

The proposed extensions conform to the SPD in terms of their external materials and roof type, therefore will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being set to the 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 proposed front extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The proposed front extension will not project further than the existing front elevation of the dwelling. In terms of overlooking the windows proposed on the side elevation and on the front elevation are not deemed harmful.

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 and has a modest projection of 4.9 meters. This is only 0.9 meters greater than what can be erected using permitted development rights and not requiring a planning application. The proposed rear extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing as the projection is not excessive.

The extension is set to the north of the neighbouring property to which the greater projection of the extension is adjacent therefore minimising the impact of potential overshadowing. In relation to this the height of the extension it does not exceed 4 meters and is therefore modest with the eaves height of 2.75 meters being only 0.75 taller than a 2-meter boundary treatment that can be erected using permitted development rights. Therefore, whilst it is acknowledged there will be an impact on the neighbouring dwelling, it is not considered that it would have a significant impact on their amenity to warrant refusal of the application.

In terms of overlooking one window is located on a side elevation however this elevation has the shorter projection of only 3.35 meters to which could be erected using permitted development rights and include windows on the side elevation. The inclusion of this window is not deemed harmful. The proposal is also single storey and therefore existing boundary treatment helps to mitigate the impacts of the windows. 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