2022/1020

Mrs Steph McGinty

7 The Leylands, Redbrook, Barnsley, S75 1HD

Single storey side extension and first floor and ground floor rear extensions

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Site Description

The dwelling is a detached property in Redbrook. The Leylands consists of dwellings of similar type, size, and external materials used.

The dwelling has a small garden space to the front with a driveway leading to an attached garage and at the rear of the dwelling is an existing single storey rear extension, a larger garden space, and existing outbuilding.

The dwelling benefits from a large amount of natural screening on its side boundaries at the rear of the dwelling. Beyond the dwelling's rear boundary on Leyland Walk are further large, detached dwellings which contrast greatly to the dwelling styles seen on The Leylands. This contrast is particularly visible through the use of different external materials, specifically an off-white or cream render which is extensively used alongside terracotta coloured roof tiles.









Planning History

B/77/0570/DT – Residential development adjoining petrol filling station (Outline) – Refused.

B/82/0617/DT – Erection of pig breeding unit – Historic.

B/89/0151/DT – Outline for residential development – Refused.

B/95/0428/DT – Residential Development – 97 no. dwellings and garages – Historic.

B/97/0056/DT – Erection of 109 dwellings including addition altered house types and road layout – Historic.

Proposed Development

The applicant is seeking approval for a single storey side extension and first floor and ground floor rear extensions.

The single storey side extension would project from the side elevation of the dwelling by 1.90 metres and extend the length of the dwelling for 9.53 metres. It would incorporate a lean-to roof with an eaves height of 2.32 metres and a ridge height of 3.54 metres.

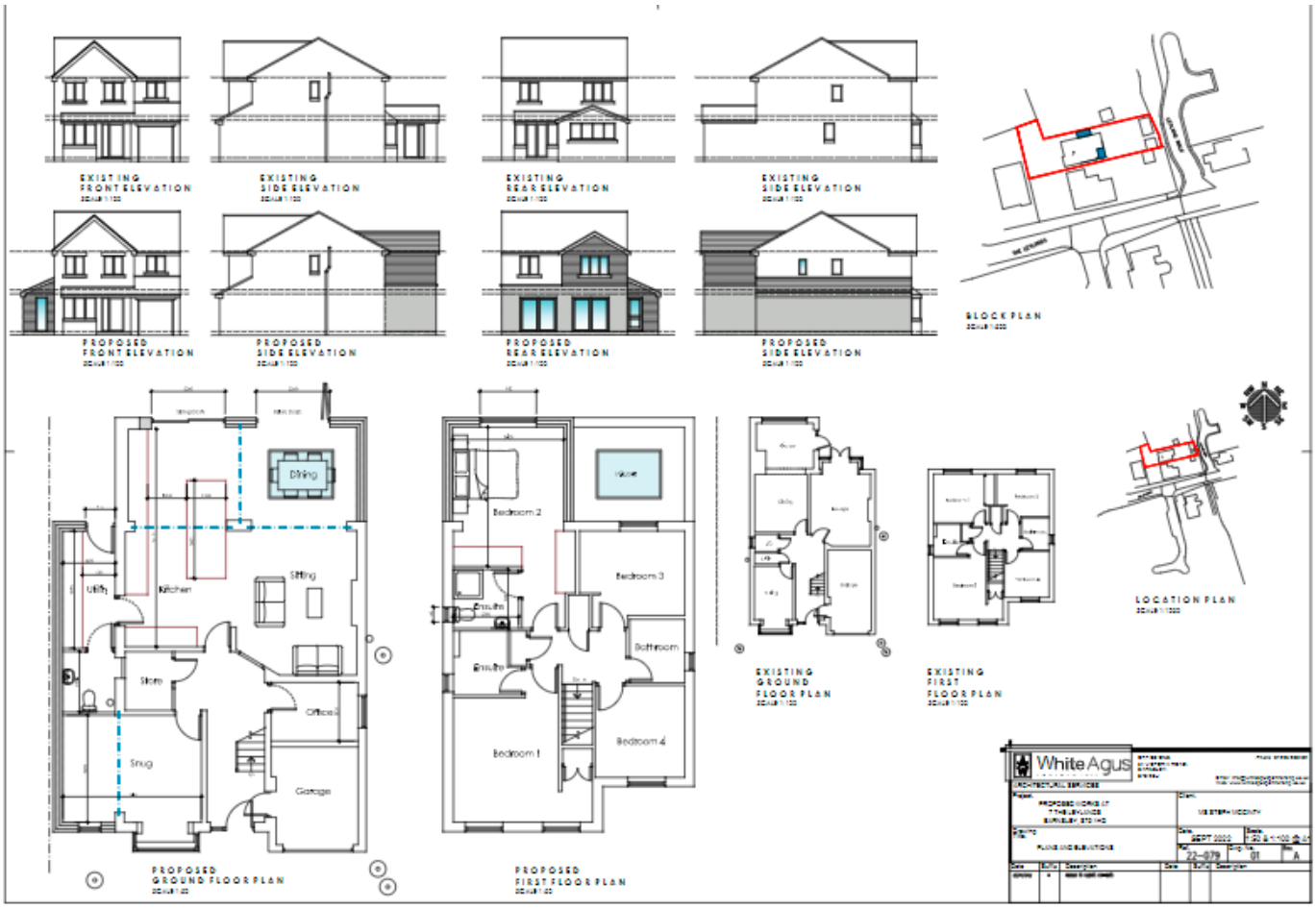
A singular new window is proposed on the side elevation of the original dwelling alongside an existing window within the same elevation.

The single storey element of the rear extension would project from the rear elevation by 3.19 metres and have a width of 3.70 metres. It would feature a flat roof with a total height of 3.00 metres.

The first-floor element of the proposed rear extension would create the appearance of a two-storey extension. It would project from the rear elevation of the dwelling by 3.19 metres and have a width of 4.00 metres. The extension would feature a gable roof with an eaves height of 4.92 metres (including the existing single storey rear extension) and a ridge height of 6.36 metres (including the existing single storey rear extension).

When considered together, the proposed rear extensions would project from the rear elevation of the dwelling by 3.19 metres and have a total combined width of 7.70 metres.

The materials used would be matching stonework cladding around the base of all extensions, matching roof materials, render, and UPVC for the windows and doors.


EXISTING FRONT ELEVATION
EXISTING SIDE ELEVATION
EXISTING REAR ELEVATION
EXISTING SIDE ELEVATION
BLOCK PLAN
PROPOSED FRONT ELEVATION
PROPOSED SIDE ELEVATION
PROPOSED REAR ELEVATION
PROPOSED SIDE ELEVATION
Dining
Utility
Kitchen
Sitting
Store
Office
Snug
Garage
PROPOSED GROUND FLOOR PLAN
Bedroom 2
Void
Bedroom 3
Ensuite
Ensuite
Bathroom
Bedroom 1
Bedroom 4
PROPOSED FIRST FLOOR PLAN
EXISTING GROUND FLOOR PLAN
EXISTING FIRST FLOOR PLAN
LOCATION PLAN
WhiteAgus





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

A Forestry Officer was consulted; however, no response was received.

Representations

Neighbour notification letters were sent to surrounding properties. One representation was received objecting to the development raising concerns regarding noise disturbance during the construction process. Whilst this has been acknowledged, it does not relate to the proposals themselves. An assessment of the impacts of the proposals regarding residential and visual amenity has been carried out.

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.

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 proposed rear extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. 7 The Leylands and neighbouring properties are likely to already experience overshadowing as a result of trees and other natural screening within the area. The proposed extensions are not thought to create additional overshadowing to an unreasonable level.

Neighbouring property 6 Coppice Avenue is adjacent to 7 The Leylands, however, the dwelling is set significantly back from the shared boundary and is not likely to be directly affected by the proposed extensions regarding overshadowing. Within the curtilage of 6 Coppice Avenue is an existing outbuilding which is located much closer to the shared boundary with 7 The Leylands, however, as the outbuilding is likely to already experience overshadowing as a result of tress on the boundary line, the proposed extensions are not likely to create any additional overshadowing, especially not to an unreasonable degree.

Neighbouring property 5 the Leylands is also adjacent to No. 7 and is also unlikely to be affected by an increase of overshadowing. The proposed rear extension would not exceed the projection of the existing extension and by designing the extension as such, that the single storey element is located to the shared boundary between the two properties, No. 5's access to light would be maintained and any detrimental impacts would be sufficiently mitigated.

In terms of overlooking there is one existing window on the side elevation of the dwelling, and an additional window proposed on the same elevation. This would result in an increase of overlooking towards the rear garden of neighbouring property 6 Coppice Avenue. Whilst it is acknowledged that the line of sight from this additional window would be obscured by trees and other natural screening, to protect the privacy of this space the proposed window should be obscure glazed.

The SPD states that 'a *distance of 12 metres should be maintained to a blank gable wall and a distance of 10m should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary.'*

A distance of 17.53 metres would be maintained between the rear boundary and the rear-facing windows on the first floor. The proposals would therefore comply with the SPD.

The SPD also states that *'windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows, to ensure reasonable privacy to you and your neighbours.'* It is explained further that *"Habitable rooms should be taken to include lounge/living room, dining room, kitchen, bedroom and study."*

There would be a distance of 34.10 metres between the habitable room windows of the proposed extension and neighbouring property 4 Leyland Walk, therefore, the proposals would comply with the SPD.

The proposal is therefore considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

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 would partially match the existing dwelling with matching stonework cladding surrounding the base of all extensions, alongside the use of matching roof materials and UPVC for windows and doors.

The proposed side and rear extensions would be visible from public viewpoints, as such, the use of matching materials would be preferred to maintain the character of the street scene.

However, in this instance the proposed extensions, instead of utilising matching stonework throughout would instead utilise render. The use of render would be appropriate in this instance due to the extensive use of the material on other neighbouring dwellings, therefore reflecting the character of the street scene.

The proposed extensions would also utilise a flat roof, gable roof, and lean-to roof. Whilst a flat roof would not directly reflect the design of the original dwelling, the use of a gable roof on the first-floor extension along with the lean-to roof of the side extension would balance out the overall design.

The proposals show a cohesive design that introduces a modern aesthetic that both reflects elements of the style of the original dwelling and the character of the street scene whilst also enabling the realisation of an individualised identity to the detached dwelling.

The proposal is therefore considered to be in compliance with Local Plan Policy D1: High quality design and place making and is acceptable in terms of visual amenity.

Highway Safety

There would be no impact upon highway safety.

Recommendation

Approve with Conditions