
2023/0480

Mr B Auckland

Erection of single storey side/rear extension to dwelling (part retrospective)

14 Trafford Street, Kexbrough, Barnsley, S75 5LE

Site Location & Description

Strafford Street is a small residential road located within Kexbrough, and within a predominantly residential area, characterised by two-storey, red-brick, semi-detached properties interspersed with some detached dwellings and those of alternative construction materials such as render.

The application relates to a two-storey, semi-detached brick-built dwelling located on the western side of Trafford Street. The dwelling is set back from the highway with a modest front garden to the front and driveway to the side.

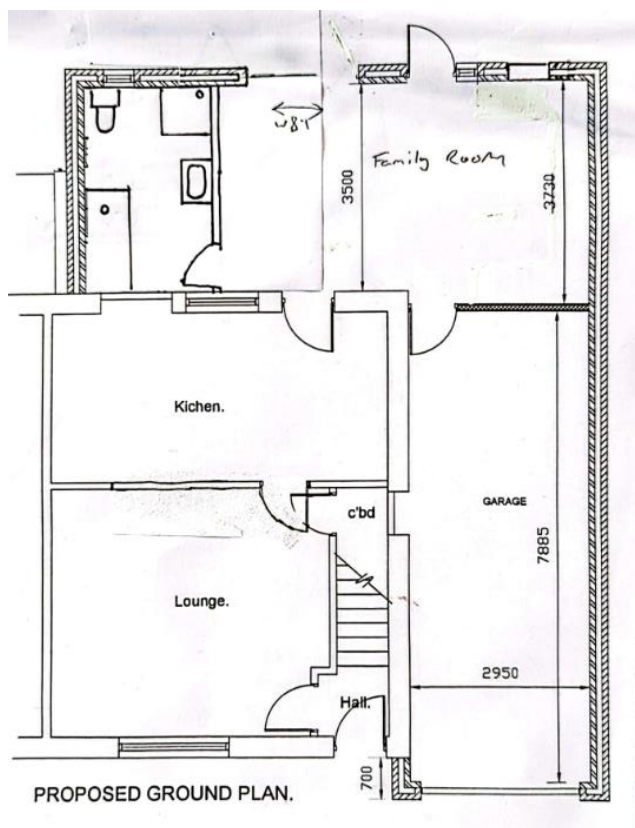
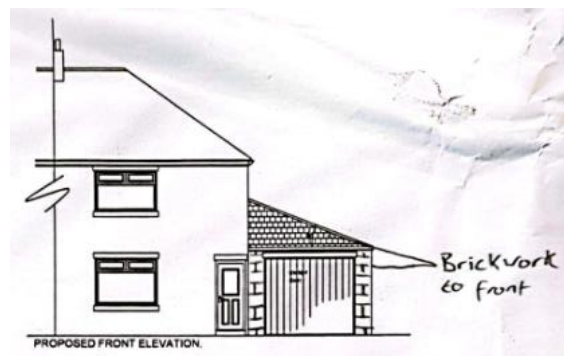
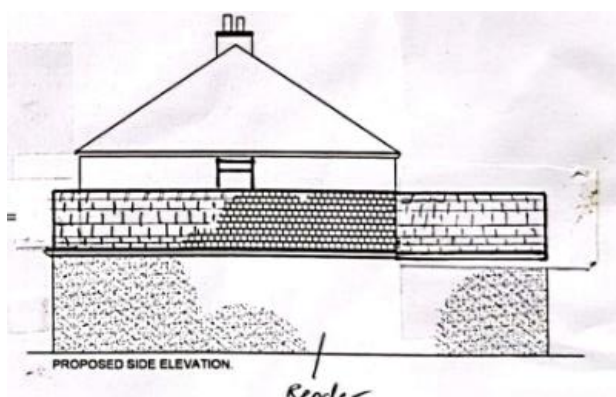
Planning History

2020/0691 – Erection of a two-storey side extension, single storey rear extension and the rendering of the original dwelling – Approved September 2020

Proposed Development

The applicant seeks retrospective permission for the erection of a single-storey side and rear extension. The extension is to project 3.25m from the side elevation of the dwelling, projecting forward 700mm, extending the full depth of the property and projecting 3.8m beyond the rear elevation of the dwelling, wrapping around the rear elevation and extending the full width of the property.

The footprint of the extension is the same as that approved in 2020; due to unforeseen circumstances the applicant decided to progress with the single storey extension rather than a two-storey extension.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF (National Planning Policy Framework) 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 held 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

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Consultations

Highways – No objections

Representations

Neighbour notification letters were sent to surrounding properties; no representations have been received.

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 on highway safety.

Visual Amenity

As mentioned previously, planning permission was granted in 2020 for the erection of a two-storey side and rear extension and single storey rear extension and due to unforeseen circumstances, the applicant decided to amend the plans and erect a single storey extension rather than a two-storey extension.

The extension has the same footprint as that approved and is substantially complete, however, some elements, such as the external covering is yet to be completed. The extension has been constructed from breeze block and it is intended to render the rear and side elevations as originally approved, however a brick slip is to be installed on the front elevation of the side extension to match that of the original dwelling.

The extension has been designed to reflect the original dwelling in terms of roof style and pitch and is to be finished in render on the sides and rear as per the approved plans. The extension is smaller than previously approved and the render to the side is therefore only at single storey level. Given there are rendered properties in the immediate vicinity, the front is to use brick to match the existing property, and the extension is now single storey the scheme is not considered to be overly prominent or a discordant feature in the street scene. It is considered that the proposed alterations from the plans already approved to a single storey extension would not have a detrimental impact on the character of the street scene and it is therefore considered that the extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Residential Amenity

The extension as built is significantly smaller than the extension approved in 2020, given that the assessment at that time raised no concerns in relation to its impact on residential amenity, that no objections have been raised to this application, and there are no changes to the fenestration of the ground floor which could increase levels of overlooking, the proposed changes are acceptable. It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook of neighbouring properties to a detrimental level and is in compliance with Local Plan Policy GD1.

Highway safety

The internal layout of the ground floor of the extension has not changed since the earlier approval and includes an integral garage, which at 2.95m wide, is minimally short of the 3m width required for a standard garage, however the drive to the front of the garage is of sufficient length to accommodate a vehicle, which is sufficient for a dwelling of this size. Nevertheless, Highways DC have been consulted on the application, and have raised no objection to the development and as such it is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions

