

2024/0357

Ben Green

177 Upper Hoyland Road, Hoyland, Barnsley, S74 9NL

Erection of first floor side extension and single storey rear extension to dwelling

Site Description

The dwelling is a two-storey semi-detached dwelling located in Hoyland. Upper Hoyland Road has a consistent residential street scene. The dwelling has two parking spaces to the front which leads to an attached garage to the side. To the rear is a rear garden.

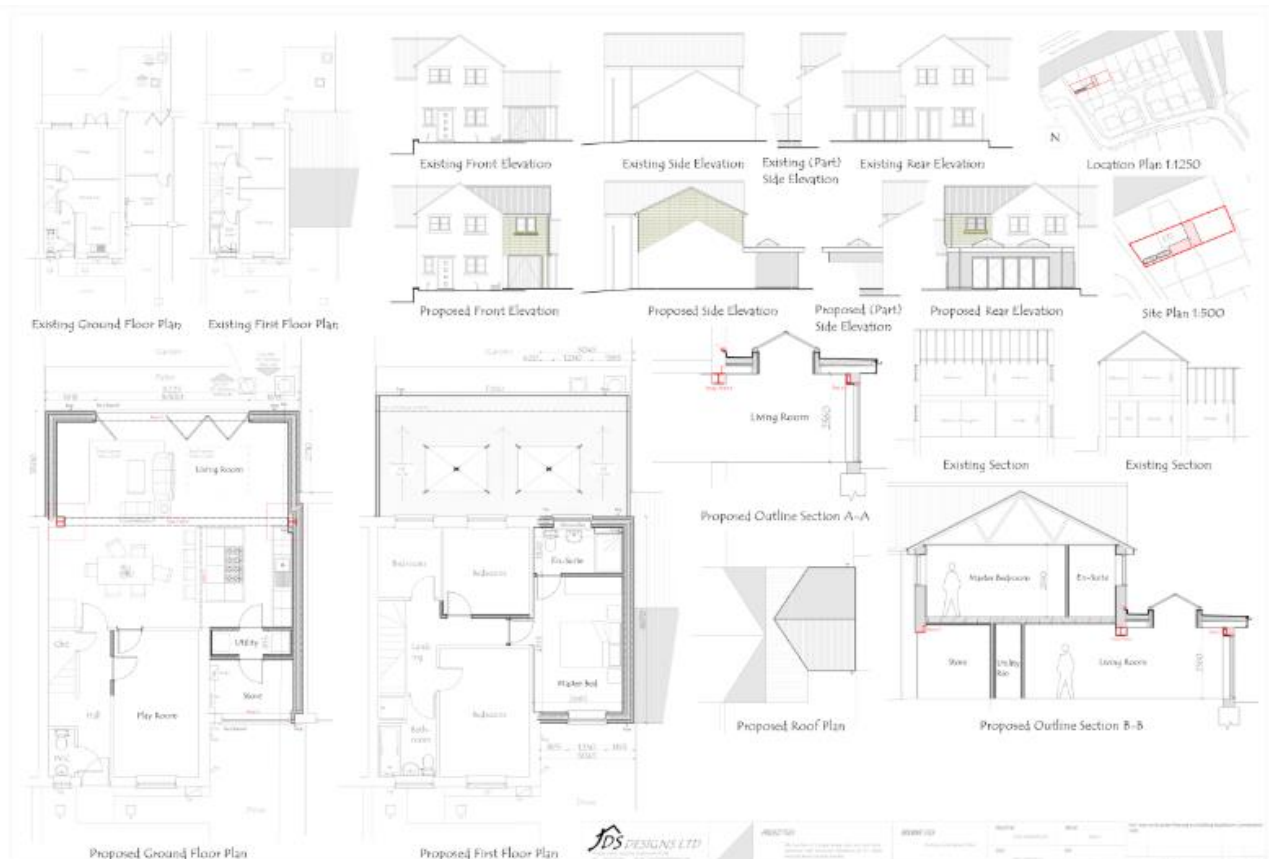
Planning History

2016/0041 - The proposed development of 14 dwellings on current agricultural land adjacent to Upper Hoyland Road, Hoyland, Barnsley (Approved with Conditions)

2018/0155 - Discharge of conditions 3, 4, 6, 7, 16, 18, 19 and 22 of 2016/0041 - The proposed development of 14 dwellings on current agricultural land adjacent to Upper Hoyland Road, Hoyland, Barnsley (Approve)

2018/0447 - Variation of house types on plots 4 to 14 of planning permission 2016/0041 - Development of 14 dwellings (Approved with Conditions)

Proposed Development



The applicant seeks approval for the erection of a first-floor side and single storey rear extensions. The side extension will project 3.05 metres from the side (southeast) elevation of the dwelling and has a width of 6.9 metres. The extension will feature a pitched roof with a ridge height of 6.85 metres and an eaves height of 4.8 metres. The materials used will be matching stonework and roof tiles.

The rear extension will project 3.5 metres from the rear elevation of the dwelling with a width of 8.2 metres. The extension will feature a flat roof with a total height of 3.4 metres and an eaves height of 2.45 metres. The materials used will be white render.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF 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 on 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 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).

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 – Development will be approved if 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 D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other 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 139 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, no comments were 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 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 the side extension will match the existing dwelling with matching stonework and roof tiles being used.

For the rear extension white render is proposed as the material which is acceptable in the circumstance as the render won't be present in the street scene nor be significantly detrimental to the character of the dwelling due to it being a single storey rear extension.

The SPD states *"all two-storey side extensions should therefore have a pitched roof following the form of the existing roof"*. The side extension has a pitched roof which follows the form of the existing dwelling's roof, is set down from the roof line and aligned at the eaves. Also *"to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to*

provide a setback of at least 500mm from the main front wall of the dwelling". The side extension is significantly setback from the front wall of the dwelling which is an acceptable setback distance.

The SPD states that *"the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling"* in order to ensure subordination and that the original dwelling stays as the dominant feature. A projection of two thirds the original dwelling is 3.73 metres, and the proposed projection is less than this at 3.05 metres and therefore acceptable.

The rear extension utilises a flat roof which is not a supported roof type as flat roofs are an inferior form of construction. However, in this circumstance it is acceptable as the roof is set to the rear of the property and therefore won't be highly visible in the street scene or from public vantage points.

The proposed extensions partially conform to the SPD in terms of the external materials, roof types, set back and projection, however they will have little impact upon the character of the street scene due to the harmony with the existing dwelling and the flat roof being set to the rear. 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

No objections were received from neighbouring properties. The proposed side extension won't have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing and the extension does not project beyond the existing front or rear elevations. The impact of overlooking is minimal as no windows are proposed on the side elevation of the extension.

The SPD states that single storey rear extensions *"on semi-detached dwellings should not project more than 4m and again, the eaves height should not exceed 2.5m where the extension would project beyond 3m"*. The rear extension will project 3.5 metres which is an acceptable projection. The proposed rear extension won't have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. In terms of overlooking no windows are located on the side elevations of the rear extension which is in contrast to the existing extension which does feature them. 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