

2023/0456

Mr Ash Lonsdale

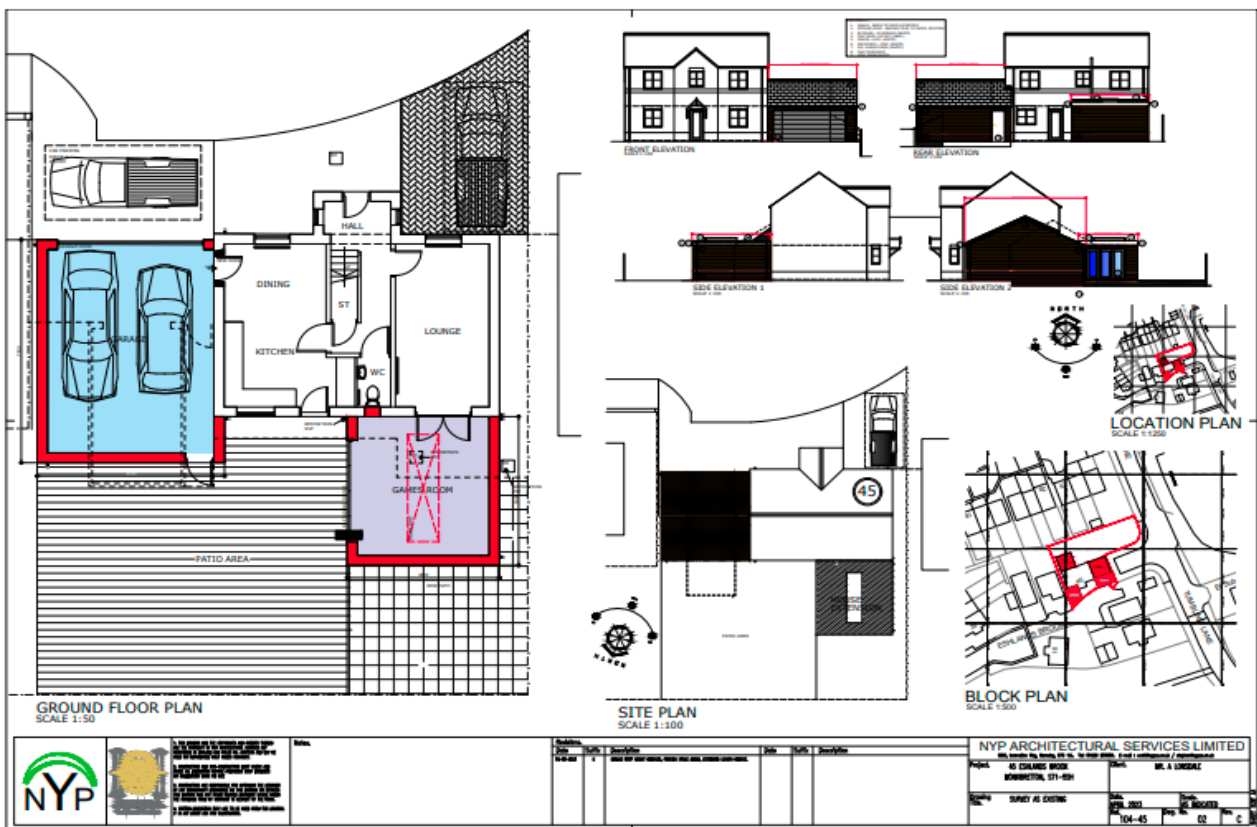
45 Eshlands Brook, Monk Bretton, Barnsley, S71 5SH

Demolition of existing detached garage to side, erection of single storey extension to side/rear of dwelling including new attached double garage, single storey extension to rear and formation of new parking space to front of dwelling

Site Description

The dwelling is a two-storey detached dwelling located in Monk Bretton. This part of Eshlands Brook has a consistent residential street scene predominantly featuring other two-storey detached dwellings. The dwelling has a parking space to the front which leads to a detached garage (to be replaced) to the side. To the rear is a garden area.

Proposed Development



The applicant is seeking approval for the erection of an attached garage side extension and a single storey rear extension. The garage will project 5.65 meters from the side (northeast) elevation of the dwelling with an additional 1.55-meter projection to the rear. The extension has a width of 7.5 meters. The extension will feature a pitched roof with a ridge height of 4.2 meters and an eaves height of 2.4 meters. The materials used will be matching brickwork and roof tiles.

The rear extension will project 5 meters from the rear elevation of the dwelling. The extension has a width of 4.9 meters. The extension will feature a flat roof with a total height of 2.85 meters and an eaves height of 2.4 meters. The materials used will be matching brickwork.

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 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

Highways Development Control (DC) were consulted and raised no objections subject to conditions.

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 both the extension and the garage will be matching brickwork and roof tiles in case of the garage. The rear extension utilises a flat roof which is usually not a supported roof type due to flat roofs being an inferior form of construction, however in this circumstance it is acceptable due to being set to the rear of the property and therefore not being highly visible from public vantage points.

The SPD states that single storey side extensions “*should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling)*”. A projection of two thirds of the original dwelling would be 6.1 meters and the proposed projection is less than this at 5.65 meters. Therefore, the proposed projection is acceptable. The garage appears subordinate to the host dwelling and the host dwelling is set in a large plot that can accommodate the size of the garage. The pitched roof being akin helps with creating harmony between the dwelling and the garage. 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 the neighbouring properties. There is no dwelling adjacent the proposed garage. The proposed garage will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. In terms of overlooking there will be no increase as a result of the proposed garage.

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 extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. In terms of overlooking no windows will look onto the neighbouring dwellings and therefore will not significantly increase levels of overlooking. 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