

2021/0907

Mr Paul Hepworth

113 Cemetery Road, Hemingfield, Barnsley, S73 0QH

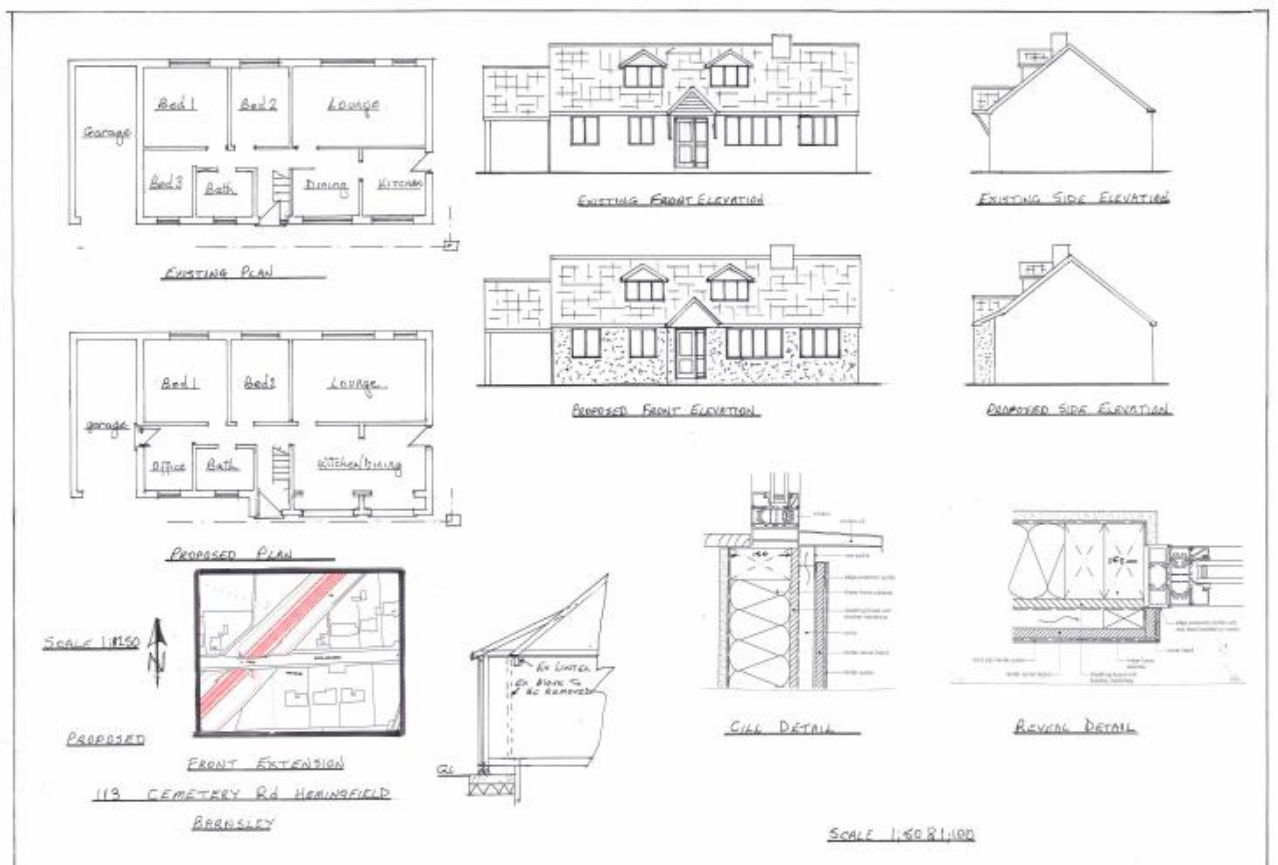
Single storey front extension

### Site Description

The dwelling is a detached bungalow located in Hemingfield. Cemetery Road has a mixed street scene with various dwelling types and external materials used. The dwelling has a parking area to the front as well as an attached garage to the side and two dormer windows on the front elevation.

### Proposed Development

The applicant is seeking approval for the erection of a single storey front extension. The extension will project 0.95 meters from the front elevation of the dwelling. The extension has a width of 8.7 meters. The extension will feature a pitched roof with a ridge height of 4.05 meters and an eaves height of 2.75 meters. The materials used will be a light-coloured cream render and the proposal includes the rendering of the entire front elevation of the dwelling.



### Policy Context

Planning decisions should be made in accordance with the Local Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) does not change the statutory status of the Local Plan as the starting point for decision making.

The Local Authority (LPA) has also adopted a series of Supplementary Planning Documents (SPD) and Supplementary Planning Guidance Notes, which are other material considerations.

### **Local Plan Allocation – Urban Fabric**

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised NPPF does not change the statutory status of the development plan as the starting point for decision making.

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for the decision-making process as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in 2000) and the Core Strategy (adopted in 2011). 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***
- ***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.

Where a Local Plan is absent or relevant policies are out-of-date, permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. This is assessed against the policies in the NPPF as a whole; or where specific policies in the NPPF indicate development should be restricted or 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

Network Rail were consulted and provided no objections.

### Representations

Neighbour notification letters were sent to surrounding properties, no comments were received.

### Assessment

#### **Principle of development**

The site falls within urban fabric as such, extensions to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host dwelling and are not detrimental to the amenity afforded to neighbours.

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 proposal is for a front extension and the front elevation is the most important elevation for its impact on the character of the dwelling and the street scene. The size and scale of front extensions need to be as modest as possible. There are different types of front elevation in the street scene and the proposal reflects the existing front elevation of the dwelling. The proposed extension complements the character of the dwelling by its design and therefore will not have a detrimental impact upon the street scene of Cemetery Road and its visual amenities.

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 will not match the existing dwelling with render being proposed. Render is present in the street scene most prominently at the neighbouring dwelling (115 Cemetery Road) being off white render and on a run of four terraced dwellings (122 – 128 Cemetery Road) being bright white render. The addition of render would therefore not create an anomaly in the street scene and in this circumstance is acceptable. Also, the extension utilises a pitched roof which is akin to the existing dwelling's pitched roof and aligns at the eaves. Therefore, it is an acceptable roof type.

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 SPD states that “*modest single storey front extensions, which are in keeping with the style of the existing house, may be allowed*”. The proposed extension has a small projection of only 0.95 meters and the design is an extension of the existing front elevation. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to the small projection and the dwelling being detached. Overlooking from the proposal will be limited as no windows are proposed on any side elevation and features of the existing front extension are carried forward.

The proposal complies 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**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
2. The development hereby approved shall be carried out strictly in accordance with the plans (Plans received 19/07/2021 and confirmation of render colour via email to Matthew Marsden on 31/08/2021) and specifications as approved unless required by any other conditions in this permission.  
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.