2022/0816

Mr Andrew Banham

2 Bretton Way, Smithies, Barnsley, S71 2GJ

Erection of a single storey extension to the side/rear to create attached garage and utility room

---

Site Description

The dwelling is a recently constructed, detached dwelling located in Smithies. Bretton Way has a consistent residential street scene. The dwelling has a garden area to the front and a driveway to the side. To the rear is a garden area and outbuilding.

Planning History

2019/0196 - Residential development of 101 dwellings with provision of associated access, car parking and landscaping (Withdrawn)

2019/0902 - Residential development of 93 no. dwellings with provision of associated access, car parking and landscaping (Approve with Conditions)

2020/0911 - Details of condition 5 (Full foul and surface water drainage) of application 2019/0902 (Residential development of 93 no. dwellings with provision of associated access, car parking and landscaping) (Approve)

2020/0912 - Details of condition 8 (Tree protection details) of application 2019/0902 (Residential development of 93 no. dwellings with provision of associated access, car parking and landscaping) (Approve)

2020/0913 - Details of condition 9 (Electric vehicle charging points) of application 2019/0902 (Residential development of 93 no. dwellings with provision of associated access, car parking and landscaping) (Refuse)

2020/0914 - Details of condition 11 (Construction Management Plan) for application 2019/0902 (Residential development of 93 no. dwellings with provision of associated access, car parking and landscaping) (Approve)

2020/0915 - Details of condition 18 (Roads and footways phasing and completion plan) of application 2019/0902 (Residential development of 93 no. dwellings with provision of associated access, car parking and landscaping) (Approve)

2020/0916 - Details of condition 15 (Out of curtilage landscaping implementation timescales) of planning permission 2019/0902 (Residential development of 93 no. dwellings with provision of associated access, car parking and landscaping) (Approve)

2020/0917 - Details of condition 23 (High Speed Broadband timetable) of application 2019/0902 (Residential development of 93 no. dwellings with provision of associated access, car parking and landscaping) (Approve)

2020/0918 - Details of condition 24 (Siting of sales cabin and staff/visitor parking) of application 2019/0902 (Residential development of 93 no. dwellings with provision of associated access, car parking and landscaping) (Approve)

2020/0919 - Details of condition 20 (Engineering and construction details of streets) of application 2019/0902 (Residential development of 93 no. dwellings with provision of associated access, car parking and landscaping) (Approve)

2020/1311 - Variation of condition 2 (approved plans) of planning permission 2019/0902 to enable substitution of house types (Residential development for 93 dwellings with the provision of associated access, car parking and landscaping) (Withdrawn)

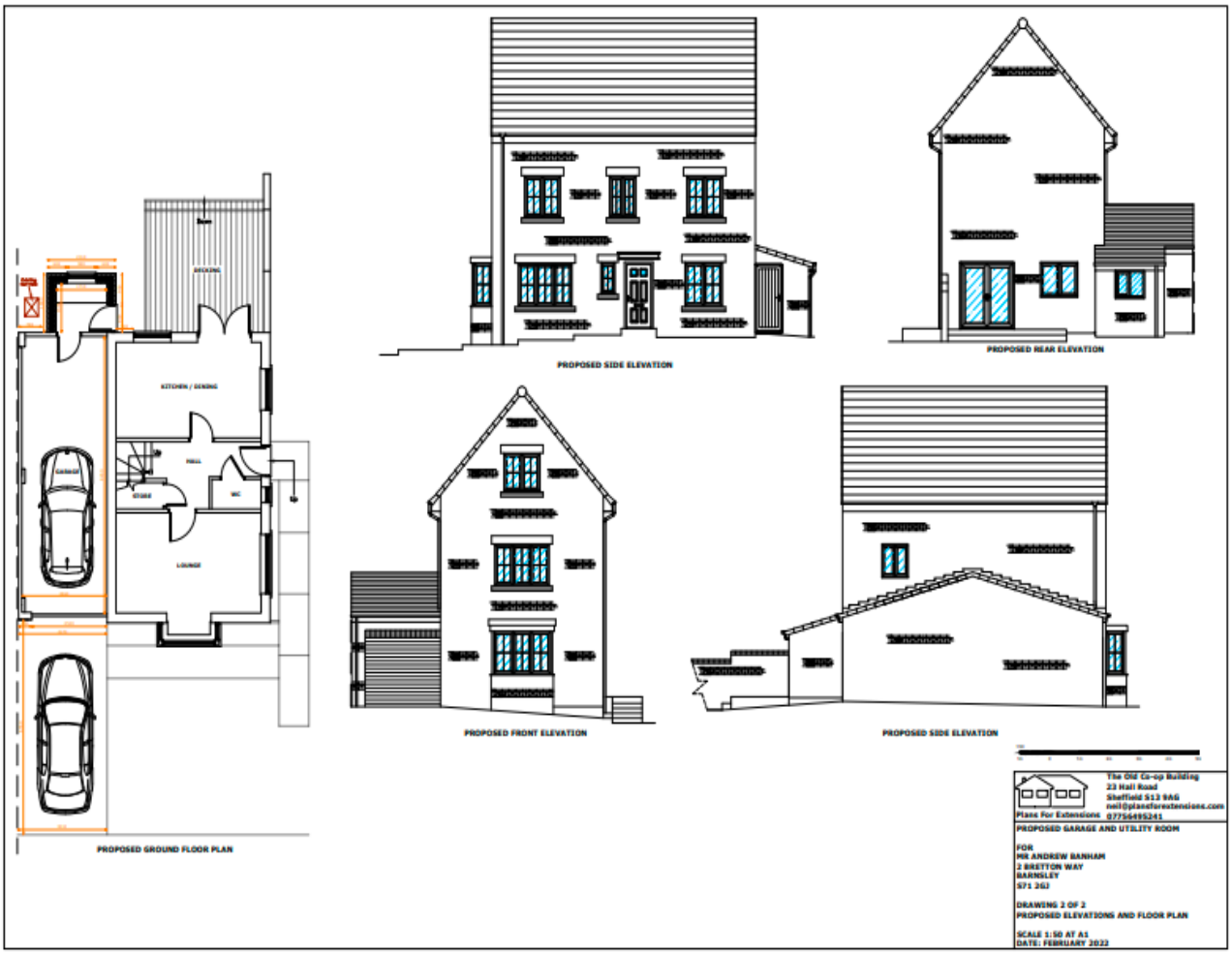
2022/0748 - Details of condition 9 (Electric vehicle charging points) of planning permission 2019/0902 (Residential development of 93 no. dwellings with provision of associated access, car parking and landscaping) (Under Consideration)

Proposed Development

The applicant is seeking approval for the erection of a single storey side and rear extension. The side extension will project 2.8 meters from the side (west) elevation of the dwelling. The extension has a width of 8.75 meters. The extension will feature a pitched roof with a ridge height of 4.08 meters and an eaves height of 2.73 meters. The materials used for both extensions will be matching brickwork and roof tiles.

The rear extension will project 1.8 meters from the rear elevation of the dwelling. The extension has a width of 2.3 meters. The extension will feature a mono-pitched roof with a ridge height of 2.8 meters and an eaves height of 2.17 meters.

N.B.: On 11/10/2022, the proposal was amended. The side projection was increased to 2.97 meters.



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 – HS16: Site to the East of St.Helens Avenue

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

Highways Development Control (DC) were consulted objected to the application due to a lack of parking provision as a result of the proposed extension.

Representations

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

Assessment

Principle of Development

The site falls within a housing allocation therefore the site and surrounding area consists 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 will match the existing dwelling with matching brickwork and roof tiles being used. The side extension utilises a pitched roof and the rear extension utilises a mono-pitched roof. Both of which are akin to the existing dwelling's pitched roof and are therefore acceptable roof types that harmonise with the existing dwelling.

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 3.65 meters and the proposed projection is to be 2.97 meters. Therefore, the proposal is in line with the SPD recommendation and therefore acceptable.

The proposed extensions conform to the SPD in terms of the external materials and roof types used, therefore they will have little impact upon the character of the street scene due to the harmony with the existing dwelling and partially being set to the rear of the property. 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 due to its modest projection and height. The impact of potential overlooking is minimal as no windows are proposed on the side elevation of the side extension.

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, being overbearing or 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. Highways DC objected to the proposed garage as it is short of the recommended internal width of 3 meters by 0.14 meters. This is not deemed detrimental as it is feasible that the garage can still be utilised as a parking space with this width hence the justification for the application. The garage can't be any wider because of the boundary with the neighbouring property. By including the garage as a parking space and the space left at the front of the driveway the dwelling will have two parking spaces as required by the parking SPD. It is not deemed that a refusal on the grounds of lack of parking would be feasible when there is an attempt to create a parking space via the garage that is only 0.14 meters short in internal width of the recommended internal width for a garage

Recommendation

Approve with conditions