

2022/0684

Mr C Jones

4 Tavy Close, Barugh, Barnsley, S75 1NZ

**Demolition of existing conservatory and replace with single storey rear extension to dwelling**

### Site Description

The dwelling is a semi-detached property located in Barugh Green. Tavy Close has a consistent street scene featuring other dwellings that share similar external materials. The street scene consists of a mix of property types such as bungalows, semi-detached and larger detached properties. The dwelling has a front garden and a driveway to the front. To the rear of the dwelling is a rear garden, existing outbuilding, and an existing conservatory.

### Planning History

B/83/1048/DT – Historic

B/89/0864/DT – Erection of 120 dwellings – approved with conditions

### Proposed Development

The applicant is seeking approval for the replacement of an existing conservatory with a new single storey extension. The extension will project 3.83 meters from the rear elevation of the dwelling and has a width of 7.3 meters. The extension will feature a pitched roof with a total height of 3.61 meters and an eaves height of 2.68 meters. The materials used will be matching white UPVC doors windows, roof tiles and brickwork.



## 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 – Urban Fabric

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”*.

#### 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 and are no more than 4 meters in height, can be erected without the need to submit 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**

No consultees were consulted for this application.

#### **Representations**

Neighbour notification letters were sent to surrounding properties, no objections 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.

##### Residential Amenity

The SPD states that *“On semi-detached dwellings an extension should not project more than 4m and again the eaves height should not exceed 2.5m where the projection would extend beyond 3m”*. The proposed extension meets the recommended projection set by the SPD at 3.83m. The proposed extension exceeds the recommend eaves height by 0.18m.

However, the Government allows for extensions larger than the above parameters to be permitted development by using a prior notification for larger homes application, subject to no objections being received. The proposed extension exceeds the limits of the SPD but falls within the permitted development requirements of a prior notification application (although not used) as the projection is less than 6 meters, the height is less than 4 meters and 3 meters to the eaves, matching materials are proposed, and no objections were received.

The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. Whilst there is likely to be some overshadowing this

is not thought to affect the neighbouring property to an unreasonable degree. The height is restrained, with the existing conservatory having a maximum height of 3.07 metres and the proposed extension resulting in an overall increase of this by 0.54 metres.

In terms of overlooking there are no windows proposed on any side elevation, with only patio style doors proposed. The doors will be facing an adjacent property (6 Tavy Close) however, this property is set back in a staggered formation, therefore there are no concerns regarding overlooking in this instance. The SPD states that *“As a general guide, windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows, to ensure reasonable privacy to you and your neighbours. Figure 7.2 demonstrates. Habitable rooms should be taken to include: lounge/living room, dining room, kitchen, bedroom and study. A distance of 12 metres should be maintained to a blank gable wall and a distance of 10m should normally be provided between rear-facing windows in the first floor (and above) and the rear boundary.”* The proposed extension will be 9.85 metres from the rear boundary. Whilst this is 0.15 metres less than the 10 metres set out within the SPD, the proposed extension is of a single storey and is unlikely to cause any concern regarding overlooking and loss of privacy. The proposal is therefore considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

### 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, tiles and white UPVC being used. The extension utilises a pitched roof that reflects the style and pitch of the roof of the original dwelling. The extension will be situated to the rear of the property and will not be visible from any public viewpoints, therefore it is not likely to have a detrimental impact on the character of the street scene. The proposed extension is therefore considered to comply with the SPD regarding visual amenity.

### Highway Safety

There will be no impact upon highway safety.

### **Recommendation**

### **Approve with Conditions**