2023/0005

Applicant: Mr Lee Painter

Proposal: First floor rear extension

Site address: 1 Holly Farm, Shafton, Barnsley, S72 8US



Photos above from Site visit Feb 2022 – Screenshot above from Google Street View (2011)

Site Description

Sited at the end of a shared driveway with No's 3 & 5 Holly Farm, this dwelling is sited at a 90° angle to the other two dwellings, with its side, rather than front elevation facing Hawthorne Road. The dwelling itself is a 2002 yellow stone detached house, with an integrated garage, brown UPVC windows, brown tiled cross gable roof and side porch canopy. A large porch canopy with a tiled roof extends across the front elevation, with a bay window below.

The dwelling has a combined rear and side, single-storey extension, constructed of matching materials and featuring a complementary roof design. The rear extension has a projection of 3.26m and a width of 7.6m. Although set back 1.37m from the right corner of the rear elevation (viewed from the rear garden), the extension extends 1m beyond the left corner of the elevation and projects an additional 2.1m along the side elevation, increasing the total rear projection of the side extension to 5.3m

The dwelling is of similar style to the other fourteen dwellings within the cull-de-sac estate. A stone wall separates Holly Farm and Hawthorne Road, passing the nonextended side elevation of the dwelling. Nearby dwellings in the local area vary with yellow brick or stone or red brick.

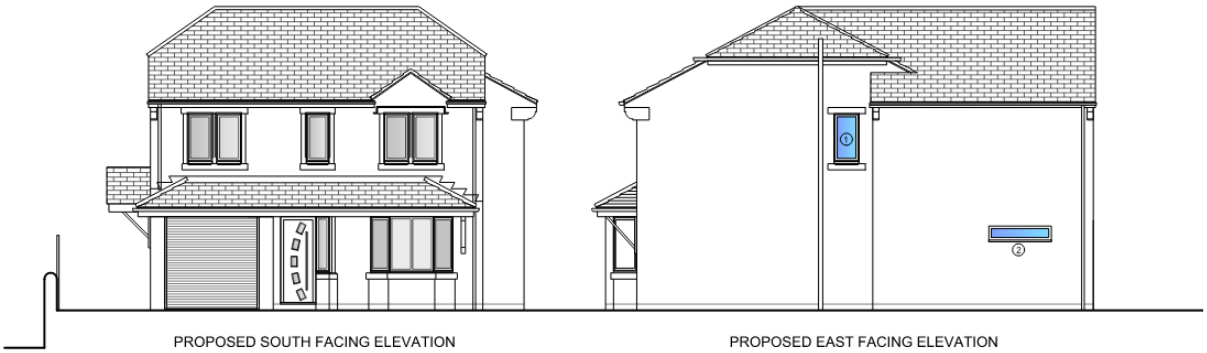
Planning History

B/04/1439/HR - Erection of single-storey rear and side extension

B/00/1286/HR - Erection of 15 dwellings (reserved matters)

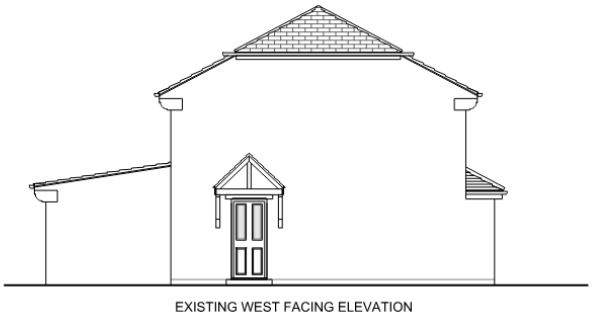
Proposed Development







EXISTING NORTH FACING ELEVATION



EXISTING WEST FACING ELEVATION



PROPOSED NORTH FACING ELEVATION



PROPOSED WEST FACING ELEVATION

The proposal is for a large first-floor extension to be constructed upon an existing single-storey wrap around extension. One medium sized upper floor window is proposed to be removed, whilst two additional windows on the east and west facing elevations of the original dwelling are also proposed. The proposed roof is a dual pitched roof with a ridge height matching the height of the original roof. In keeping with the current footprint of the single storey extension, the new extension would be positioned off centre of the original dwelling, extending around to the western elevation.

Measurements

Existing Extension (rear): 7.6m w × 3.22m h × 3.26m projection

Existing Extension (side): 5.6m l × 3.22 h × 1m projection

Existing Roof Height (Dwelling): 7.3m

Proposed Roof Heights: 7.3m

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 – 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.

<u>Supplementary Planning Document: House Extensions and Other Domestic Alterations</u>

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 pro
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.

<u>National Planning Policy Framework</u>

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. Section 12, paragraph 134 states "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 current dwelling is sited in a prominent position within both the estate and wider area, especially when viewed from the rear, as it is substantially higher than dwellings on further along Hawthorne Street. Whilst the front (northern facing) elevation is insignificantly affected by the proposals, the eastern facing elevation is significantly affected but is adjacent to the predominantly blank elevation of No. 7, so from a visual perspective is less significant. In contrast the western elevation faces Hawthorn Street and is significantly visible. Equally and the most visible aspect of the dwelling is the rear (southern facing) elevation which would be significantly extended by the proposals.

In addition to the prominent position the dwelling occupies, the dwelling itself features a unique design to its roof. Whilst it seamlessly blends into the estate, such design features add character to the dwelling. If the proposed extension, in its current form was constructed. Its overall scale and design, particularly the roof would not enhance but substantially impact on the character of the dwelling and subsequently would dilute the dwellings relationship with other dwellings within the

estate to the detriment of the character of the property and the area contrary to Policy D1 and the relevant SPD on house extensions.

Residential Amenity

No.7 Holly Farm would be most directly affected by the proposed extension, by the additional level added to the side extension and the new window, located on the same existing eastern facing elevation. With the window being an obscured bathroom window and potentially only an equal obscured bathroom window on an otherwise blank brick wall elevation of No.7, the impact on the amenity of No.7 would be negligible. Given the gap to the neighbouring property it is not considered that overshadowing would be an issues either. On the western facing elevation, as additional proposed obscured bathroom window is proposed, again this would not have an impact on the amenity of any neighbouring dwellings, which are located across, and set back from Hawthorne Road.

With the rear extension, there would be concern about the additional impact of an additional first story, including first floor windows being brought forward, on potential overlooking of the front garden and dwelling of No.10 Hawthorne Street. However, No.10 is set back from the road so the angle between the two properties would be such to prevent any significant overlooking into the neighbour's house. The front of their property is more open and the proposal would not overlook their rear private amenity space so on balance there would not be a significant detriment to this near neighbour.

Highway Safety

There will be no impact upon highway safety.

Conclusion

The proposed extension would fail on two of the general principles of design policy D1 'Be of a scale and design which harmonises with the existing building' and 'Maintain the character of the street scene'. Furthermore, the proposed extension fails to meet the guidance in supplementary planning document: House Extensions and Other Domestic Alterations by making no attempt keep the proposed extension visually subservient to the existing dwelling. Instead, the proposed extension creates in effect a substantially dominant structure on the most prominent elevation. Consideration has been given to the potential overshadowing of No.10 Hawthorne Street but in similarity to the impact on No.7 Holly Farm, for this application, I believe these specific issues would not be substantial enough to be taken into consideration for refusal.

Recommendation
Refuse