

2023/0591

Mr Richard Noble

30 Mortimer Road, Cubley, Barnsley, S36 9DF

Single storey rear and front extensions

Site Description

The dwelling is a detached bungalow located in Cubley. Mortimer Road has a consistent residential street scene with a mix of dwelling types and materials featured. The dwelling has a garden to the front and a driveway to the side which leads to a detached garage and garden to the rear. The dwelling has existing offshoots to the front and rear so the proposed extensions will act as infills.

Proposed Development



The applicant is seeking approval for the erection of single storey front and rear extensions. The front extension will project 2.75 meters from the front elevation of the dwelling. The extension has a width of 6.75 meters. The extension will feature a flat roof with a total height of 2.8 meters and an eaves height of 2.5 meters. The materials used will be cedar cladding.

The rear extension will project 2.35 and 5.75 meters from the rear elevation of the dwelling. The extension has a width of 6.35 meters. The extension will feature a flat roof with a total height of 2.8 meters and an eaves height of 2.5 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.

Penistone Neighbourhood Development Plan (2018-2033) – Following the successful referendum on 11 July 2019, Barnsley Metropolitan Borough Council resolved to make the Penistone Neighbourhood Development Plan on 27 August 2019. It now forms part of the statutory development plan for Barnsley Metropolitan Borough Council.

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 *"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

Penistone Town Council were consulted and provided no response.

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 the rear extension will be matching brickwork and cedar cladding for the front extension. The cladding to the front extension although not a matching material will not be significantly harmful to the character of the dwelling as the majority of the dwelling will be retained as brick.

The street scene of Mortimer Road features a mix of materials including brick, various types of render and stone. Therefore, the addition of cladding is not deemed significantly harmful to the visual amenities of Mortimer Road given it will be set next to a neighbouring dwelling (28 Mortimer Road) featuring pebble dash render which therefore deviates from the existing design pattern of the run of bungalows the host dwelling is set within. The property is also set back from the road and has trees/vegetation to the front thereby providing some existing screening of the frontage of the property therefore minimising the impacts further

Both extensions utilise flat roofs which are usually not a supported roof type as flat roofs are deemed an inferior form of construction. The use here is acceptable in this circumstance however as the two

proposed extensions act as infill extensions and the flat roof is set to the same height as the eaves on the dwelling therefore it assimilates well without altering the roof of the original dwelling.

The proposal includes a front extension, and the front elevation is the most important elevation for its impact on the character of the street scene. The size of front extensions needs to be as modest as possible. There are no examples of similar front extensions in the street scene however the extension acts as infill to the existing front elevation and therefore would not create a standalone front elevation which would appear more alien. The size of proposed extension is acceptable, it complements the dwelling's character and doesn't detrimentally affect the street scene.

The proposed partially extension conforms to the SPD in terms of its external materials and roof type, however it will have little impact upon the character of the street scene due to the harmony with the existing dwelling, being subordinate and the mixed character of the street scene therefore not creating a totally alien feature. 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 front extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. This because of the modest projection of the front extension which is only 2.75 meters in line with the existing front elevation. In terms of overlooking no windows are proposed on the side elevations of the 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 or being overbearing. In terms of overlooking the patio doors proposed on the side elevation are not deemed to cause a significant increase in 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