2021/0581

Mr Adrian Robinson

10 Firth Avenue, Cudworth, Barnsley, S72 8XA

Single storey side and rear extensions

Site Description

The dwelling is a two-storey semi-detached dwelling located in Cudworth. Firth Avenue has a consistent street scene featuring other two-storey semi-detached dwellings and is solely residential. The dwelling has a parking area and small garden to the front which leads to an existing canopy side extension which is to be replaced. To the rear is a modest rear garden.

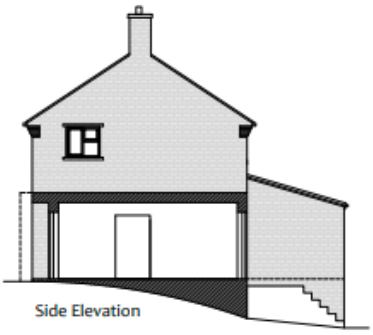
Proposed Development

The applicant is seeking approval for the erection of both a single storey side and a single storey rear extension. The side extension will project 2.45 meters at the front and 3 meters at the rear from the side (north) elevation of the dwelling. The side extension has a width of 6.15 meters. The side extension will feature a flat roof with a maximum height of 2.8 meters and a height to the eaves of 2.5 meters from the ground level at the front of the dwelling. At the rear this changes to a maximum height of 3.9 meters and an eaves height of 3.6 meters due to the sloping ground.

The rear extension will project 3 meters from the rear elevation of the dwelling. The rear extension has a width of 7.15 meters. The rear extension will feature a mono pitched roof with a maximum height of 4.85 meters and a height to the eaves of 3.8 meters. The materials used for both extensions will be matching brickwork to the existing dwelling.



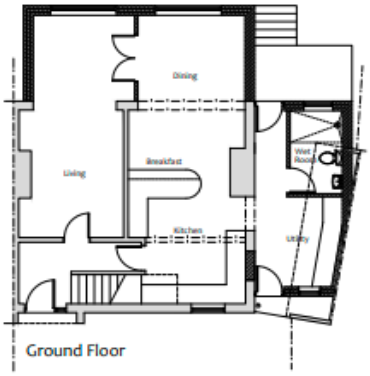
Front Elevation



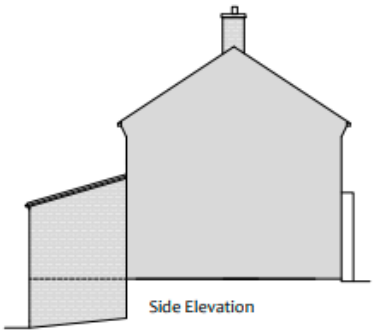
Side Elevation



Rear Elevation



Ground Floor



Side Elevation



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 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to enhance the opportunities available for improving the character and quality of an area and its functionality.

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 extensions, 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 4m 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 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 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 both extensions will match the existing dwelling with matching brickwork being used.

The side extension utilises a flat roof which although it is not supported by the SPD as an acceptable roof type due to flat roofs being an inferior form of construction is acceptable in this situation. This is because of the small space available and the existing first floor side window which if a mono pitched roof were to be used would create a small roof pitch.

Also, with a pitched roof there is an increased possibility of surface run off to the rear which could impact on the neighbouring rear garden. There are also examples of side extensions with flat roofs in the street scene most noticeably at 6 Firth Avenue.

The rear extension utilises a mono pitched roof with matching roof tiles which is akin to the existing dwellings pitched roof and therefore an acceptable roof type. The proposed extensions partially conform to the SPD in terms of their external materials and roof types and are considered minor developments set to the side and rear of the property. The extensions will have little impact upon the character of the street scene due to the harmony with the existing dwelling and not increase upon the current impact of the existing side extension.

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 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 4.96 meters and the proposed projection is less than this at 3 meters. This projection is therefore acceptable and akin to the existing extension.

The SPD states that for rear extensions "*on semi-detached dwellings an extension should not project more than 4m and again, the eaves height should not exceed 2.5m where the extension would project beyond 3m"*. The proposed extension conforms to the above with a projection of 3 meters and if not for the proposed height could be erected using permitted development rights.

The proposed extensions will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. Neither extension is of an excessive size or scale. There will be minimal impact of overlooking as neither extension features windows on the side elevation. The window on the rear elevation of the side extension is representative of a feature of the existing side extension.

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.

<u>Recommendation</u>

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 (1401 Dwg. No. 1401-02 Rev. 02) 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.

3. The external materials shall match those used in the existing building.
   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.