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Ms Sam Peacock

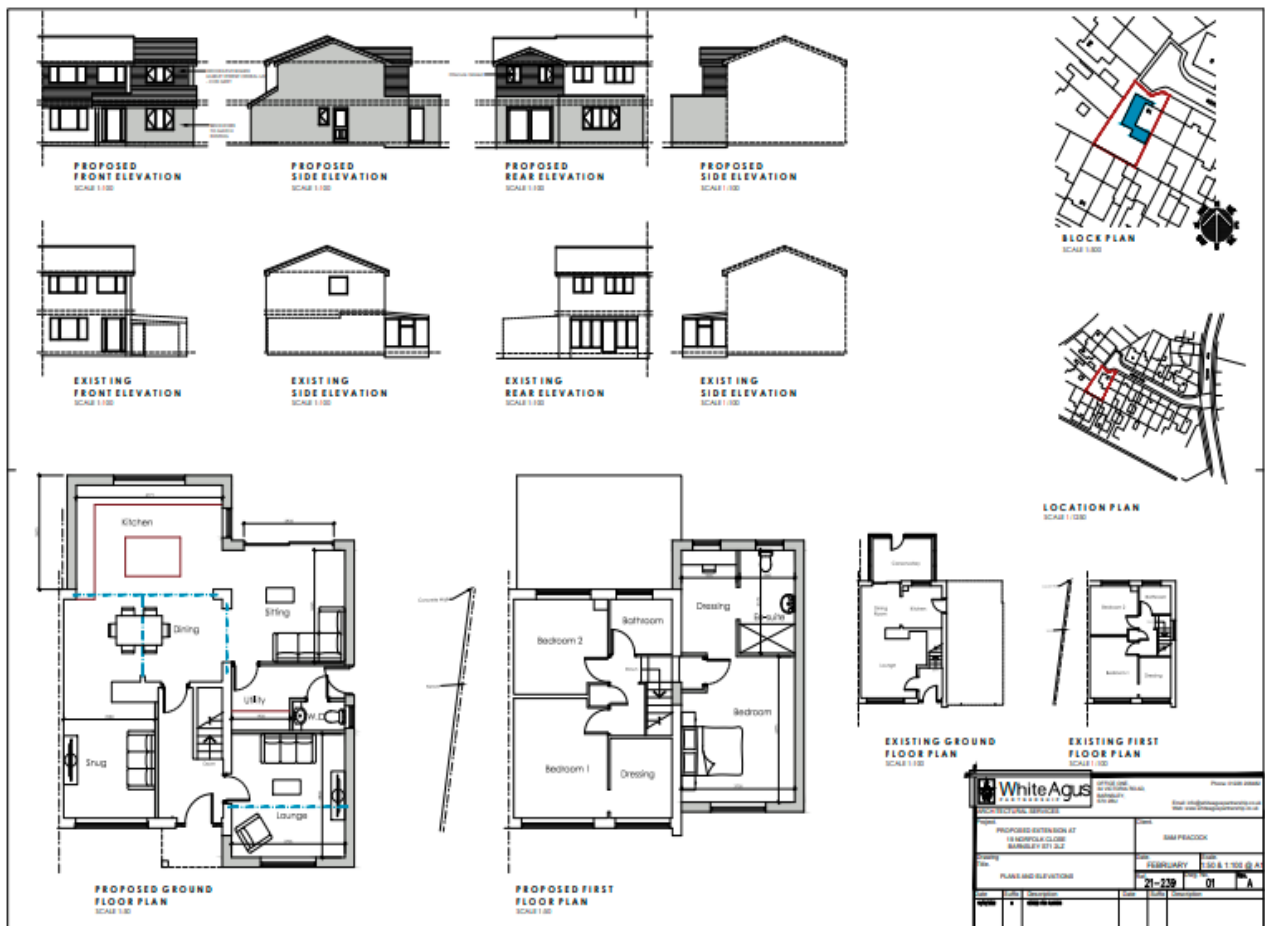
19 Norfolk Close, Monk Bretton, Barnsley, S71 2LZ

Two storey extension to side/rear, single storey extensions to front and rear with linking roof canopy above the front entrance

Site Description

The dwelling is a two-storey semi-detached dwelling located in Monk Bretton. Norfolk Close has a consistent street scene featuring other two-storey semi-detached dwellings that share similar external materials. The dwelling has a small garden and driveway to the front which leads to a single storey attached garage to the side. To the rear is a patio area and existing rear extension.

Proposed Development



The applicant is seeking approval for the erection of a two-storey side/rear extension, a single storey rear extension and a single storey front extension with a linking roof canopy above the front entrance.

The side extension will project 4 meters from the side (northwest) elevation of the dwelling and has a width of 6.85 meters. The extension has a pitched roof with a ridge height of 6.4 meters and an eaves height of 4.75 meters. The materials used will be matching brickwork, roof tiles and board.

The two-storey part of the rear extension will project 1.5 meters from the rear elevation of the dwelling and has a width of 4.3 meters. The extension has a pitched roof with a ridge height of 6 meters and an eaves height of 4.92 meters. The materials used will be matching brickwork, roof tiles and board.

The single storey part of the rear extension will project 1.5 meters below the two-storey extension with a width of 4 meters. As well as 3.5 meters from the rear elevation of the dwelling with a width of 5.37 meters. This part of the extension will feature a flat roof with a total height of 3.15 meters. The materials used will be render.

The front extension will project 1 meter from the front elevation of the dwelling and 1.7 meters from the front of the side extension. The extension has a width of 4.33 meters. The extension will feature a mono-pitched roof with a ridge height of 3.6 meters and an eaves height of 2.3 meters. The materials used will be matching roof tiles and render.

N.B.: On 23/05/2022, the proposal was amended. The render has been removed from the front elevation and replaced with matching brickwork. One of the windows on the first-floor rear extension is to be obscure glazed. The board colour has been confirmed as grey.

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”*.

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 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 are a mix of matching materials and new materials. The front elevation, side elevation and ground floor of the rear extension feature matching brickwork and matching roof tiles are also proposed. The new materials are in the form of grey board to the first-floor front and rear elevations of the proposed side extension. The use of this is not deemed significantly harmful to the visual amenities of Norfolk Close as board/cladding is existing on front elevations of properties on this street, notably at 8 Norfolk Close. The host dwelling currently has maroon cladding on the front elevation as well as grey brickwork.

Render is proposed to the rear of the property on the single storey rear extension. Although not an existing feature the use of render is not harmful as it is set to the rear of the property and therefore will not be highly visible from public vantage points. This rear extension also features a flat roof which are usually not a supported roof type due to flat roofs being an inferior form of construction. However, like with the render this will not be visible in the street scene of Norfolk Close and therefore in this circumstance is considered acceptable as the visual impact is minimal.

The SPD states *“all two-storey side extensions should therefore have a pitched roof following the form of the existing roof”*. The proposed extension utilises a pitched roof which is set down from the main roof line and is aligned at the eaves. The SPD states *“to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling”*. The side extension is setback 0.75 meters from the front wall of the dwelling at first floor level which is acceptable in this circumstance.

The SPD states that *“the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling”* in order to ensure subordination and so that the original dwelling stays as the dominant feature. A projection of two thirds of the original dwelling would be 3.76 meters and the proposed projection is slightly more than this at 4 meters. This projection is however acceptable as the extra projection above the recommendation is 0.24 meters and therefore insignificant in terms of the side extension being viewed as dominant and not subservient to the host dwelling. The proposed two-storey side extension conforms to the SPD in terms of materials, roof type, and setback, therefore the proposal won't be detrimental to the character of the street scene due to the harmony with the existing dwelling and it still being dominant.

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 is another front extension of a similar size nearby at 8 Norfolk Close and given the size of proposed extension its acceptable as it complements the dwelling's character and doesn't have a detrimental effect upon the street scene.

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 raised from the neighbouring properties. The proposed side extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing as no property is set directly in line with the host dwelling to that side. Overlooking from the proposed extension will be limited as no windows are proposed at first floor level on the side elevation of the extension whereas the existing side elevation has a window at first floor level.

The SPD states that *“modest single storey front extensions, which are in keeping with the style of the existing house, may be allowed”*. The design of the existing house is reflected in the proposal and features of the existing front elevation are carried forward. The proposal won't have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The proposed front extension has a modest projection of only 1.7 meters and therefore would not lead to a significant increase in overshadowing.

The SPD states that *“two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook”* and that *“two-storey rear extensions to semi-detached houses should, therefore, generally be designed with a rear projection of less than 3.5 metres and for terraced houses 2.5 metres”*. Also, it states that *“larger extensions may be acceptable in certain circumstances”*. The proposed rear projection is to be 1.5 meters which is therefore compliant with the recommended distance for a semi-detached property and is therefore acceptable.

The impact on residential amenity resulting from the rear part of the extension is to be limited. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to its limited projection. In terms of overlooking one of the windows is to be obscured glazed. The distance to the boundary to the rear of the dwelling is approximately 9.75 meters and therefore only 0.25 meters short of the recommended 10 meters. The distance to the dwellings to the rear is 18.3 meters therefore short of the recommended 21 meters however this recommendation is already breached by the existing dwelling. A two-storey rear extension built using permitted development rights has to leave a distance of at least 7 metres to any boundary of the curtilage of the dwelling opposite the rear wall of the dwelling. Taking into account that context breaching the recommended distance by 0.25 meters is not deemed harmful.

The SPD states for single storey 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 projection for the single storey rear extension is 3.5 meters however the eaves height does exceed 2.5 meters. A rear extension with this projection or significantly greater could be erected using permitted development rights providing the materials were to match and the eaves height was 3 meters or below due to its position within 2 meters of the boundary of the dwelling’s curtilage.

As it has already been established that the proposed materials are not harmful even though they don’t match and the eaves height of the extension when measured below the parapet is less than 3 meters. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing and it is replacing an existing 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. Although the dwelling as existing has the provision of one-off street parking space in the form of the attached garage the loss of this would not be significantly detrimental to highway safety on Norfolk Close. This is because the dwelling is located at the end of the street with the only access down this section of road being to access the host dwelling. There is enough room on-street for parking that would be seen to serve the host dwelling.

Recommendation

Approve with conditions