

2022/0918

Applicant: Mr David Rhodes

Removal of 2 x existing side extensions, erection of two storey side extension to Eastern elevation, erection of single storey side extension to western elevation, formation of vehicular access and parking area off Summer Lane, erection of single storey front extension and minor fenestration alterations to existing dwelling

1 Haigh Croft, Royston, Barnsley, S71 4SF

Site Description

The applicant's property is a detached red brick dwelling located on the corner of Haigh Croft and Summer Lane, with the frontage facing North onto Haigh Croft. The property is primarily two storey but has been altered and extended in the past with a lean-to single storey extension off the Eastern side elevation and a flat roofed single storey front/side extension off the Eastern elevation.

The site is located in the Urban Fabric in what is largely a residential area, however there is a primary school at the head of Haigh Croft.

Relevant Site History

B/80/1195/RO – Erection of W.C. and lobby extension to dwelling (Historic)

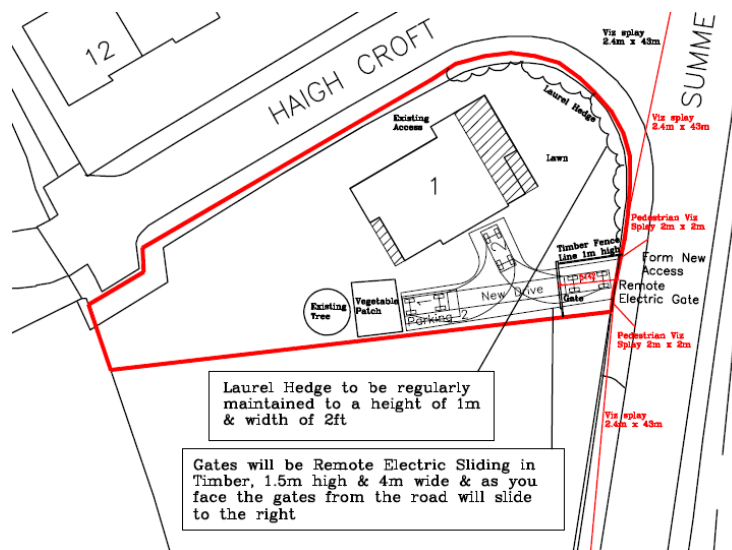
B/86/0755/RO – Extension to dwelling and erection of pitched roof to existing extension (Historic)

Proposed Development

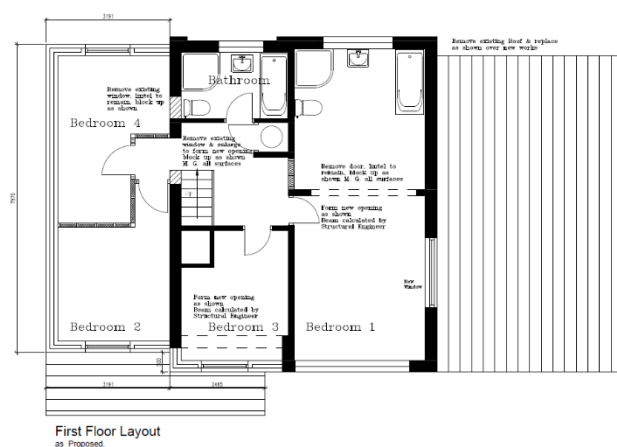
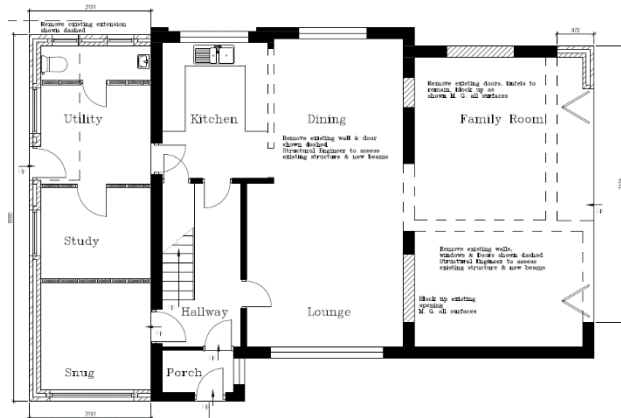
The applicant is seeking permission for the following alterations/extension to the dwelling:

1. Removal of existing single storey (flat roofed) extension and erection of a two-storey side extension off the Eastern-facing elevation,
2. Removal of existing single storey (lean-to) extension and erection of a single storey side extension off the Western-facing elevation,
3. Erection of single storey front extension with lean to roof,
4. Formation of vehicular access off Summer Lane to form parking and turning area, and erection of 1.5m gates to start of parking area (set back 5m from the highway),
5. Minor fenestration changes including removal of existing door on rear elevation and blocking up with matching materials and addition of window to the first-floor side elevation (facing West) serving bedroom 1.

Proposed Block Plan:



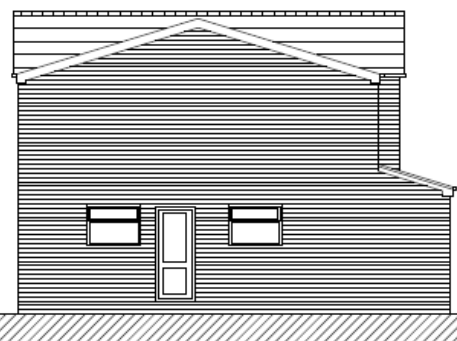
Proposed Ground floor and first floor plans:



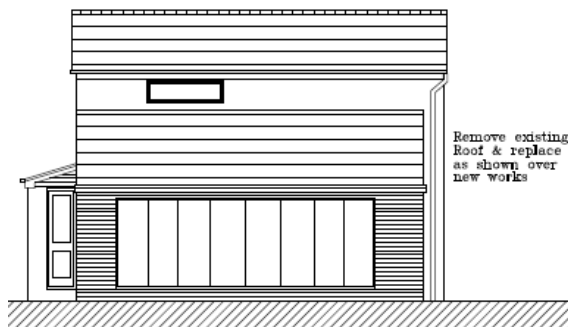
Proposed Elevations:



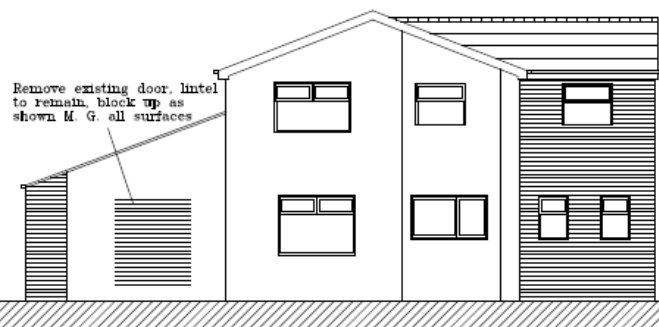
Front Elevation.
as Proposed.



Side Elevation.
as Proposed.



Side Elevation.
as Proposed.



Rear Elevation.
as Proposed.

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 that 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

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).

Relevant Local Plan policies include:

SD1 – Presumption in favour of sustainable development – When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

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.

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.

T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent 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, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraph 7 – the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 – achieving sustainable development has three overarching objectives:

- a) An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
- b) A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 38 – Local planning authorities should approach decisions on proposed development in a positive and creative way.

Paragraph 111 – Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network should be severe.

Paragraph 119 – Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 126 - The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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.

Paragraph 134 – 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.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions sets out 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 for should:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Forestry Officer – The site has been cleared prior to development commencing and therefore no comments are to be made.

Highways DC – The proposal seeks to displace the existing parking arrangement on Haigh Croft with the presence/erection of the detached outbuilding and introducing a vehicular access from Summer Lane, alongside a new parking area from the access off Summer lane. The proposed development provides 2 parking spaces which is an acceptable level of parking to comply with the Parking SPD. The amended plan shows adequate turning facilities to enter and leave the parking area in forward gear which is acceptable and should be conditioned for retention. Vehicular visibility splays of 2.4m x 43m and pedestrian visibility splays of 2m x 2m are shown within the plan and no obstructions over 0.6m will be required and can be conditioned. The applicant should be advised that the provision of the vehicular access will require works to the adopted highway which will require the applicant to enter into Highways Act S184 agreement prior to commencing works as detailed in the attached informative. No objection is raised subject to conditions and an informative.

Representations

Neighbour consultation letters were sent to neighbouring residents; no comments were received.

Assessment

Principle of Development

The site falls within the urban fabric which has no specific land allocation, however the site and immediate surrounding area is made up principally of housing. Extensions, alterations to residential properties (and outbuildings) and the erection of new domestic outbuildings are considered acceptable in these areas where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

Visual Amenity

The application features three extensions to the dwelling, which will be assessed individually below.

The single storey side extension to the Western elevation replaces an existing lean-to extension on largely the same footprint but seeks to infill an empty gap which was formed by the previous alterations/extensions to the dwelling. The roof will be removed and re-built but is very similar to the existing with a lean-to. The extension is very similar to the existing arrangement on site and does not change the character of the dwelling in any way, with the same roof style and pitch.

The side extension to the Eastern elevation replaces an existing single storey flat roofed extension with a two storey side extension on largely the same footprint as the existing extension, albeit infilling an empty gap in the South-Eastern corner of the dwelling. The total projection of the extension is 3.2m which is less than half the width of the original dwelling (6.95m). The amended plan shows that the extension will feature a pitched roof with a setback and setdown which brings it in line with the Council's SPD for House Extensions.

Accumulatively, the sideways projection of both the Western and Eastern side extensions is much greater than the two-thirds restriction in the SPD, but this has already been exceeded through previous extensions. The extensions are largely built on the same footprint as the existing and the dwelling is situated on a plot which can accommodate the two-storey extension.

The proposed front extension is to replace the existing extension and has a forward projection of 1.15m which is a restrained projection and the amended plans show a lean to roof which is an improvement in terms of design than the existing flat roof.

All of the extensions will feature external materials to match the existing which will be controlled via a planning condition.

The google street scene photographs (2021) show that the site was previously heavily vegetated with trees and hedgerows, but these were removed prior to the application being submitted. The vegetation included trees and hedgerows which were unprotected, but some mitigation was requested through the development. The amended plan shows the addition of a 1m high laurel hedge on the Summer Lane boundary and following the corner with Haigh Croft. This is clearly not a like-for-like replacement of what was on site previously but the addition of a laurel hedge will allow for a soft landscaping break to the road.

The minor fenestration details include the removal of an existing door on the rear elevation to be blocked up matching brickwork and the addition of a small window to the existing Western elevation serving the bedroom. Both of these elements are very minor changes to the dwelling on non-prominent elevations which do not face onto the street.

The proposed development is considered to be acceptable in terms of design and visual amenity, in line with Local Plan Policy D1.

Residential Amenity

The proposed development includes a number of alterations to the dwelling, but the property is detached on a large corner plot with the extensions not significantly changing the existing footprint of the dwelling. The first-floor rear elevation windows of the two-storey side extension are at a distance of 10m from the rear boundary line which is in line with the SPD for House extensions. The habitable room windows on the frontage are at a distance of 17.5m from the nearest adjacent property which is greater than the minimum 12m expected between front-facing windows. These separation distances will ensure that reasonable levels of privacy will be retained to neighbouring properties.

The extensions are at a significant enough distance away from neighbouring properties to not have a significant overshadowing or overbearing impact and are acceptable.

The development includes the addition of a small window to the Western elevation facing onto the side garden of the applicant's property. This does not face onto any of the neighbours and will not have a detrimental impact on privacy.

The proposed development is in compliance with Local Plan policy GD1 and the SPD for House Extensions and is acceptable in terms of residential amenity.

Highway Safety

The application includes the creation of a vehicular access off Summer Lane (classified road) leading to a newly formed parking area located to the South of the dwelling. The amended site plan shows that the parking area will have sufficient space for the parking of 2 vehicles and a turning area which will allow for vehicles to enter and leave in forward gear. The existing parking area to the North of the dwelling will be largely retained but the access from Summer Lane will create an improved access to allow for easier turning facilities to enter the highway.

Highways DC have been consulted on the proposal and have not objected to the amended plans subject to conditions and an informative note being included within any approval notice.

The amended site plan shows adequate visibility from the proposed access and the gate set back from the road as requested by highways DC. These will also be included as planning conditions.

The proposed development is in compliance with Local Plan Policy T4 and the Council's SPD for Parking and is acceptable in terms of highway safety which requires 2 x parking spaces and sufficient turning area to allow vehicles to enter and leave a classified road in forward gear. The amended plan also shows sufficient visibility splays on the site plan. The proposed development is therefore considered to be acceptable in terms of highways safety.

Recommendation

Approve with conditions