
2022/0346

Mr A Morland

Erection of single storey extension to rear to replace existing conservatory

12 Clarence Road, Monk Bretton, Barnsley, S71 2NL

Site Location & Description

Clarence Road is located off Rotherham Road (A633), one of the main arterial routes linking the north and the south of the borough. The area is predominantly two-storey residential properties with a mix of housing designs.

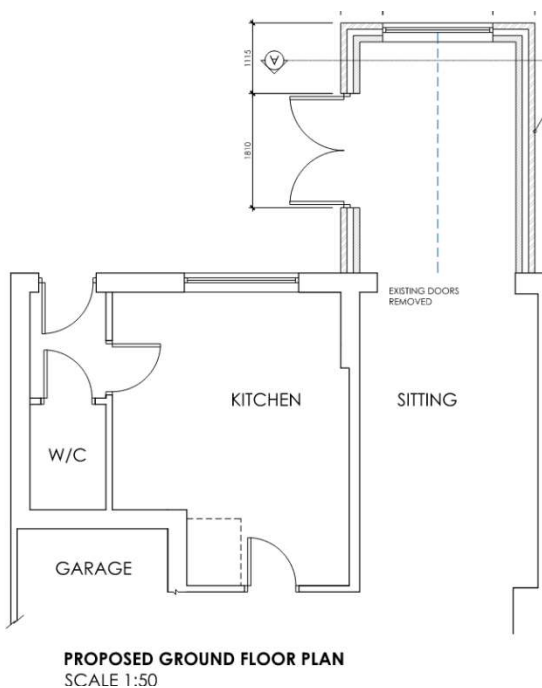
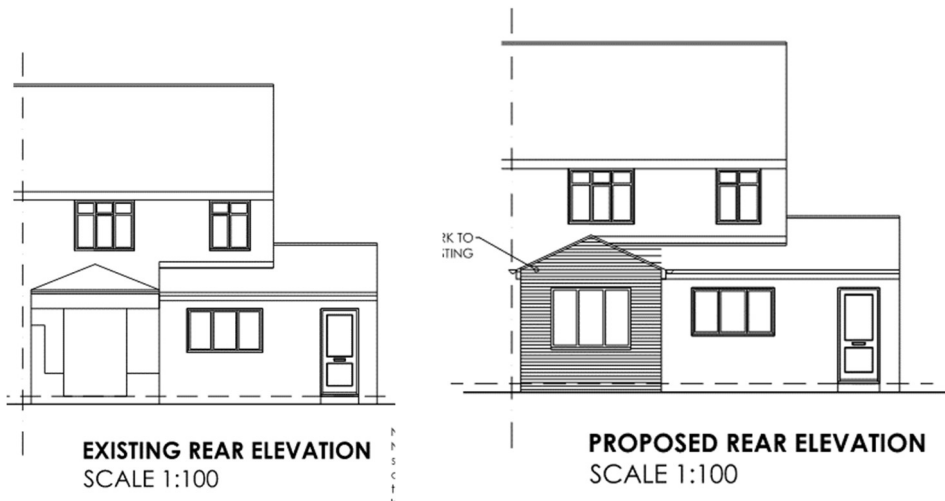
The application relates to a two-storey, detached brick-built, dwelling located on the eastern side of Clarence Road, close to the junction of Clarence Road and Rochester Road; Rotherham Road runs to the north, to the rear of the properties.

The dwelling is set back from the highway with a modest garden to the front; the property currently benefits from a single storey conservatory extension to the rear elevation.



Proposed Development

The applicant seeks permission for the erection of a single-storey rear extension. The extension is to project 3.96m from the rear elevation extending 3m along it, with a height of 2.72m to the eaves and 3.45m to the ridge; it is to replace an existing conservatory with similar dimensions, the footprint is to remain the same with a slight increase in ridge height from 3.35m to 3.45m



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

Local Plan

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

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.

Consultations

None

Representations

Neighbour notification letters were sent to surrounding properties; no representations been 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 on highway safety.

Residential Amenity

Supplementary Planning Document – House Extensions and other Domestic Alterations states that single storey extensions to the rear of semi-detached dwellings should not project more than 4m and that the eaves height should not exceed 2.5m where the extension would project beyond 3m.

The proposed extension is contrary to the principles set out in the SPD; however, it does fall within the parameters of the Larger Home Extension development as set out in the Town and Country Planning (General Permitted Development Order) 2015 (as amended). This allows homeowners to erect single storey rear extensions up to 6m on semi-detached properties without the need for planning permission where no neighbouring properties object. The proposal is to replace the existing conservatory within the same footprint. The neighbours have not objected to the proposal, and as the impact to the adjoining neighbour will be similar to that already experienced and tolerated.

The proposed extension does not include windows along the side elevation facing the adjoining property, and those located in the north-western elevation are located a sufficient distance from the side boundary with 2 Rochester Road that the proposal would not increase levels of overlooking with the existing boundary treatment providing suitable screening.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook of neighbouring properties to a detrimental level and is in compliance with Local Plan Policy GD1

Visual Amenity

The proposed development is to be located on the rear elevation and whilst the rear elevation is visible from the Rotherham Road to the rear, the dwellings of Clarence Road are set back from the highway with an intervening grass verge approximately 13m in depth which is planted with numerous mature trees which provide screening of the development. Nevertheless, the proposed extension is designed to be constructed from materials which match the original dwelling, and it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making.

Highway safety

The proposal does not result in the requirement for additional parking provision, nor does it see the loss of existing parking provision and as such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions