2023/0248

Mr Christopher Cunningham

4 Woodland Villas, Lidgett Lane, Pilley, Barnsley, S75 3BW

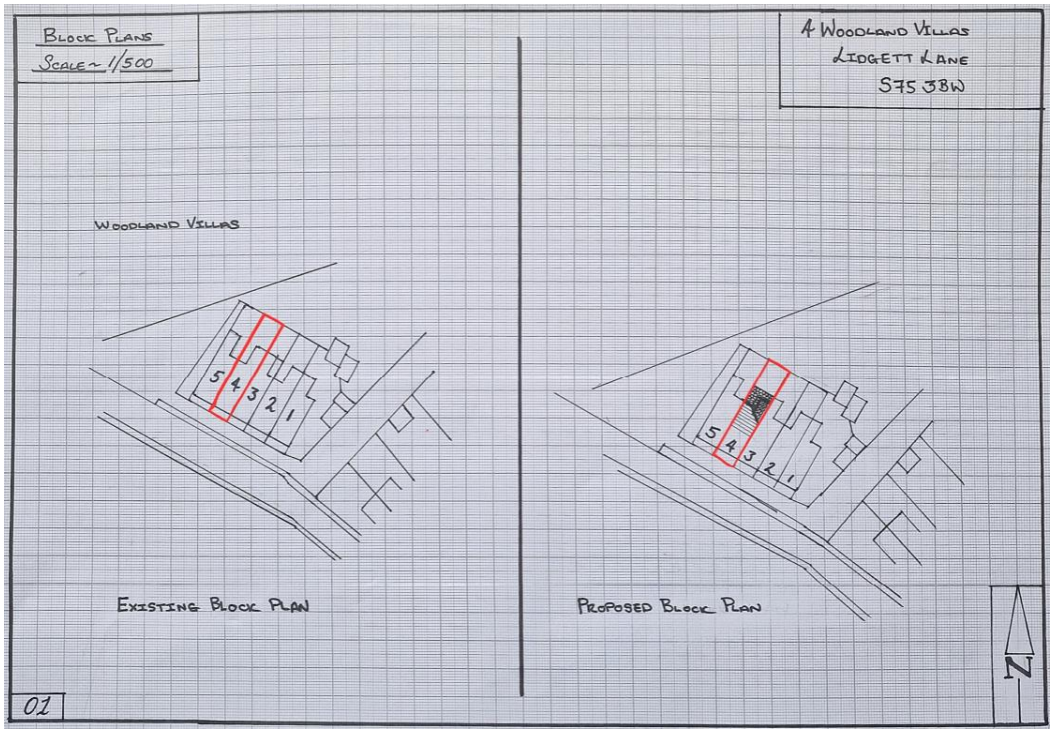
Single storey rear extension to dwelling

Site Description

4, Woodland Villas is a two storey, terraced dwelling located in Pilley, Barnsley; located in an area which is predominantly residential, dwellings can be found to the East, South, and West. Green Belt land can be found to the North, West, and South of the site with allotments, a school, and a motorway (M1) to the East. In the immediate area around the site, Lidgett Lane comprises of other two-storey terraced dwellings which are relatively consistent in scale and appearance with some minor differences regarding staggered height differences. Other dwellings in the immediate area comprise of two-storey detached and semi-detached dwellings.

The site address utilises stonework at ground level and coarse finished white render to the first floor. To the rear, the dwelling utilises painted brickwork, interlocking roof tiles, and UPVC.

The site address is located within a uniform building line with minimal staggered height differences. The site is bounded by hard standing to the front and timber panelled fencing to the rear. To the rear of the dwelling is an existing single storey rear extension and a rear garden space – the rear garden space primarily comprises of patioed areas, increasing in height towards the rear boundary.



Planning History

There are no previous planning applications associated with this address.

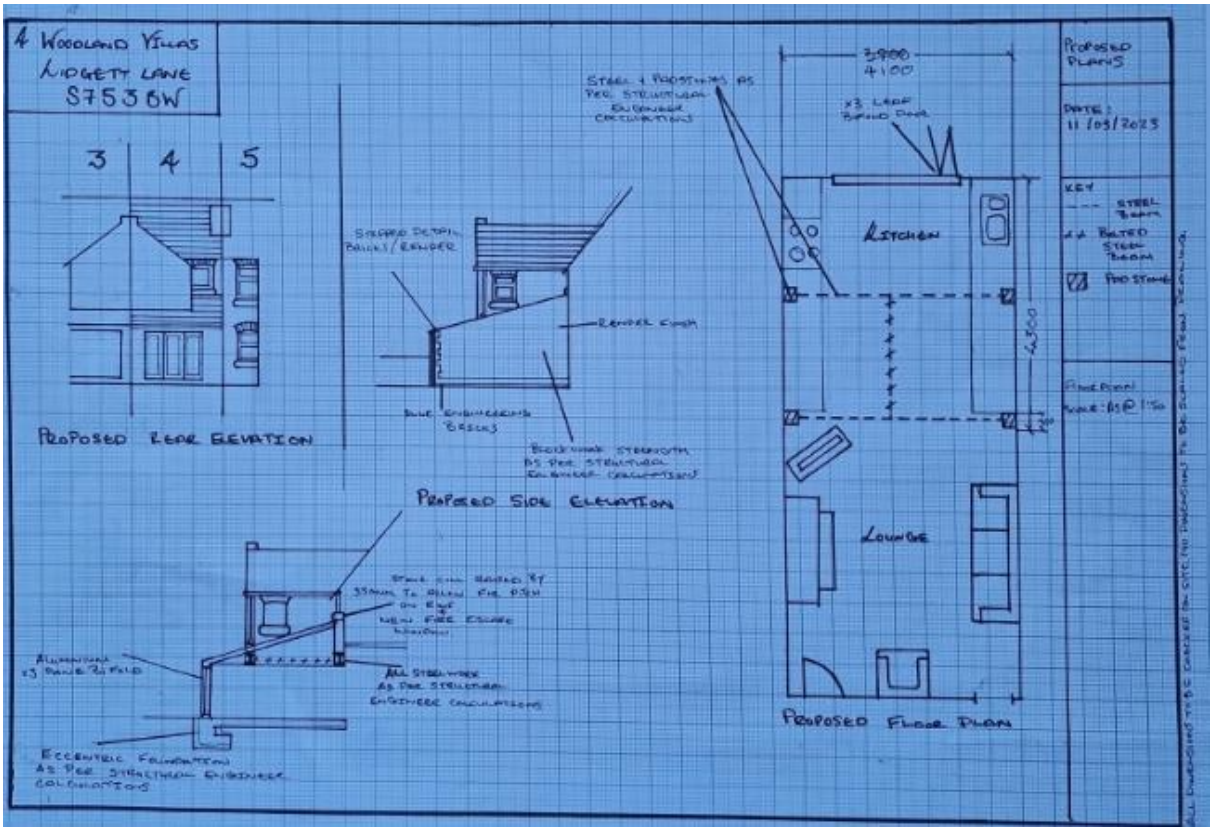
Proposed Development

The applicant is seeking approval for the erection of a single storey extension to the rear of the dwelling that would incorporate an existing single storey rear extension and involve minor alterations to its roof, and existing window openings on the rear elevation of the original dwelling.

The dwelling features an existing two-storey rear projection that forms its original footprint, with an existing single storey extension to the rear of this projection. The existing extension is constructed of brickwork that has been painted along with the rear elevations of the original dwelling – it features a mono-pitched roof, utilising grey interlocking roof tiles.

The proposed extension would act as an infill to the original dwelling with a total projection of approximately 4.3 metres and a width of approximately 1.8 metres. It would feature a mono-pitched roof with an approximate eaves and total ridge height of 2.5 metres and 3.5 metres respectively.

Partially matching external materials would be utilised, including matching brickwork and roof tiles in addition to coarse white render and a blue engineering brick plinth.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 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

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 SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

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; reflecting the principles of 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.***

Consultations

Tankersley Parish Council were consulted; no comments or objections were received.

Representations

Neighbour notification letters were sent to surrounding properties; no representations 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; therefore, 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.

Residential Amenity

Proposals for extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

Supplementary Planning Document – House Extensions and other Domestic Alterations states that single storey extensions to the rear of terraced dwellings should not project more than 3.5m and that the eaves height should not exceed 2.5m where the extension would project beyond 3m.

The proposed extension would exceed the 45-degree rule, resulting in additional overshadowing, and further reducing the outlook of neighbouring 5, Woodland Villas beyond the impacts already experienced. Due to the positioning of the site in relation to the sun path, and existing single storey extensions to the rear of both the site address and neighbouring 5, Woodland Villas that contribute to a tunnelled affect, further impacts to overshadowing and loss of outlook are created.

The proposals are contrary to the principles set out in the SPD; however, they do 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 terraced properties without the need for planning permission where no neighbouring properties object. The proposal is to create an infill extension that would have a total projection of approximately 4.3 metres and width of approximately 1.8 metres – adjoining to the existing extension to create a combined width of approximately 4.1 metres. The proposed extension would feature a mono-pitched roof with an approximate eaves and total ridge height of 2.5 metres and 3.5 metres respectively. The neighbours have not objected to the proposal, and the impact to the adjoining neighbour would be similar to that already experienced and tolerated.

In terms of overlooking, resulting in a loss of privacy, no new windows are proposed within the side elevation of the proposed extension adjacent to neighbouring 5, Woodland Villas. Moreover, the SPD states that *'12 metres should be maintained to a blank gable wall and 10m should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary'.* In this instance, approximately 8.7 metres would be maintained between the rear-facing windows of the proposed extension and the rear boundary contrary to the principles of the SPD; however, the proposed extension would be of a single storey and would face a large area of Green Belt land; therefore, the privacy of neighbouring properties is unlikely to be adversely affected by the proposals.

The proposals, therefore, would be considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

Visual Amenity

The proposed extension would be located to the rear elevation and not immediately visible within the street scene of Lidgett Lane, and whilst it would be visible from Green Belt land to the North of the site, this is not public open space. The proposed extension would also be located within the context of existing two storey and single storey rear extensions to neighbouring properties and would feature a mono-pitched roof that would be sympathetic to the style, pitch, and appearance of the roof of the original dwelling and existing extensions.

The SPD states that *'materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible'.* In this instance, the proposed extension would utilise external materials that partially matched those used within the original construction of the dwelling. Matching brickwork is proposed to the rear elevation of the extension, with matching grey interlocking roof tiles - a coarse white render and staggered brick detail is proposed to the side elevation, and the extension would incorporate a blue engineering brick plinth.

Considered together, the proposed materials would act harmoniously and be complimentary to those utilised by the original dwelling and surrounding extensions. The character of the original dwelling and broader street scene would, therefore, not be adversely impacted.

The proposals, therefore, are considered sympathetic to the main dwelling and consistent with the character of the street scene and are considered acceptable and in compliance with Local plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Highway Safety

The proposals would not result in a requirement for additional parking, nor would existing off-street parking provisions be affected; as such, highways safety would be maintained to a reasonable degree.

As such, the proposals would be considered acceptable and in compliance with Local plan Policy T4: New Development and Transport Safety.

Recommendation

Approve with Conditions