2021/1283

Mrs Loftus

Erection of single storey rear extension to dwelling

28 Clayton Drive, Thurnscoe, S63 0RZ

Description

The property is a brick semi detached dormer bungalow dwelling, located in a purely residential area of similar style and semi detached houses. The property has a single storey porch extension to the rear and detached garage. The property has a driveway and front garden, the house is set back from the road. To the rear of the property is a garden area. Other properties along Clayton Drive have been extended with rear extensions and conservatories. The adjacent property no. 30 has a front porch extension.







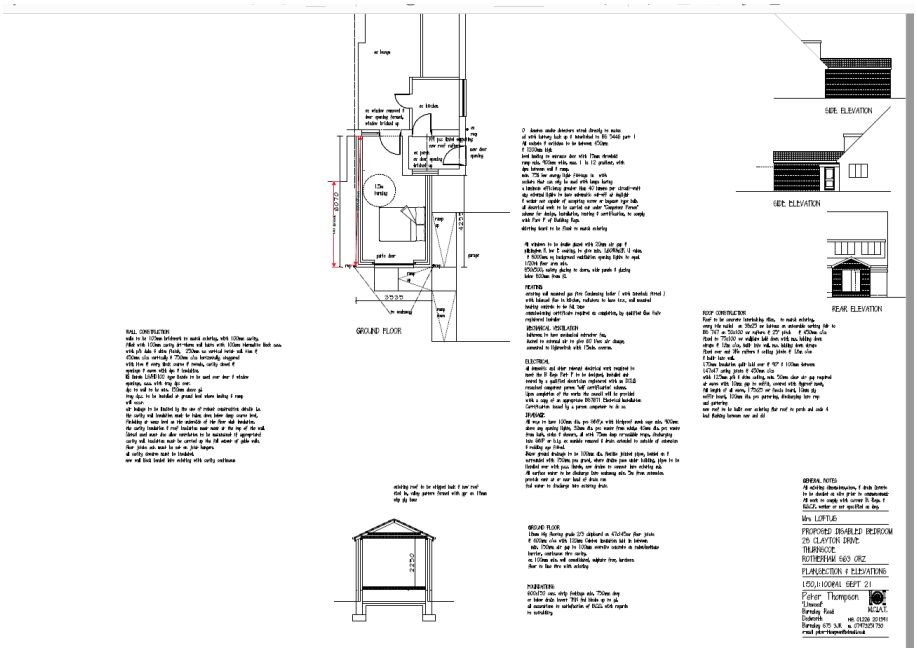


Proposed Development

The applicant seeks permission for the erection of a single storey rear extension. The extension would infill the space between the existing rear porch extension and adjacent property. The side door would be moved to a revised location on the side elevation.

The single storey rear extension to project to a maximum of 6.10m from the rear elevation of the dwelling, with a projection 4.25m from the rear of the existing rear porch extension.

The extension would provide a ground floor bedroom for use by a disabled person. There are no proposed windows to the side elevations and patio doors to the rear elevation to allow access into the garden.



Policy Context

Planning decision 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 new Local Plan was adopted at the full Council meeting held 3th 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 decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy 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.

Policy GD1 General Development
Proposals for development will be approved if:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;
- They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;

- Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;
- Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;
- Any drains, culverts and other surface water bodies that may cross the site are considered;
- Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- Any pylons are considered in the layout; and
- Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.
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Policy D1 High Quality Design and Place Making

Design Principles:

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, including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and
- Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian network;
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;
- Create clear distinctions between public and private spaces;
- Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high quality materials;
- Include a comprehensive and high quality scheme for hard and soft landscaping; and
- Provide high quality public realm.

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

<u>Supplementary Planning Document: House Extensions and Other Domestic Alterations</u>

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.

Representations

Neighbour notification letters were sent to surrounding properties; comments have been received from a neighbouring property which raise the following concerns:-

- Loss of light to windows and garden
- Overshadowing and overbearing impact

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

Objections have been raised in terms of overbearing and overshadowing impact to neighbouring properties to the west of the extensions. The rear elevation of neighbouring properties have windows which look into the rear gardens, therefore the extension would be visible, in particular to the adjoining neighbouring property. The maximum projection of the extension is 6.10m – this is larger than the 4m projection guidance within the House Extensions and other Domestic Alterations SPD. However, the additional 2m is required to facilitate wheelchair access for a disabled person, therefore, it is not possible to reduce the length of the proposal. The applicant would be able to erect an extension to a maximum of 4m under permitted development rights. Due to the existing rear extension on the neighbouring property, approximately 4.3m would project beyond this extension.

The rear extension would be set adjacent to the attached property, number 26 Clayton Drive, as the extension is set to the southern elevation there will be some overshadowing of the rear elevation of this property, however, the centre line of the windows at ground and first floor are set approximately 1m from the boundary. The extension falls partly within the 45 degree rule often used to assess extensions such as this one, however, the size of the extension has been determined by the needs of the user and cannot be reduced. As the majority of the extension falls outside of this rule, is single storey, with an eaves height of approximately 2.5m, (only 0.5m above the height for a boundary wall that could be erected under permitted development) in this instance it is considered acceptable. In addition there are no side windows and no properties directly to the rear to be affected by overlooking. It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1

In terms of garden space, the SPD states that: ‘Extensions and outbuildings should not take up a disproportionate amount of private rear garden space and as a general principle should allow the retention of at least half the garden area.’ The rear extensions would allow for approximately half of the garden area to remain.

Visual Amenity

The extension is designed with a pitched roof and the eaves are at 2.25m. The extensions are 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.

Recommendation

Approve with conditions