

2021/0991

Ms Mandy Edwards

6 Belle Green Close, Cudworth, Barnsley, S72 8SN

Two storey side extension and single storey front extension

Site Description

The dwelling is a two-storey semi-detached dwelling located in Cudworth. It is constructed of redbrick and set further forward than the adjoining dwelling. Belle Green Close has a consistent street scene featuring other similar dwellings, the majority of which share external materials. The dwelling has a small, grassed area to the front and a detached garage and driveway to the side

Proposed Development

The applicant is seeking approval for the erection of a two-storey side extension and single storey front extension. The side extension will project 4.44 meters from the side (south east) elevation of the dwelling. The extension has a width of 7.89 meters. The extension will feature a pitched roof with a ridge height of 7.54 meters and an eaves height of 4.98 meters.

The front extension will project 1 meter from the front elevation of the dwelling. The extension has a width of 6.87 meters. The extension will feature a mono-pitched roof with a ridge height of 2.96 meters and an eaves height of 2.4 meters. The materials used for both extensions will be matching brickwork and roof tiles to the existing dwelling.

Drawing No. MMED02	Rev No. -003	Rev No. A	DO NOT SCALE! Contractors to check dimensions and report any variations to the client.
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PROPOSED FRONT ELEVATION
SCALE 1:100 AT A3

PROPOSED REAR ELEVATION
SCALE 1:100 AT A3

PROPOSED END ELEVATION
SCALE 1:100 AT A3

PROPOSED END ELEVATION
SCALE 1:100 AT A3

NOTES

Rev	Author	Check	Issue	Scale
1	MRS. M EDWARDS			

Client: MRS. M EDWARDS

Project: PROPOSED ELEVATIONS

Address: 6 BELLE GREEN CLOSE
CUDWORTH
BARNSELEY
S72 8SN

Proposal: PROPOSED TWO STOREY
SIDE EXTENSION

Planning: PLANNING

Issue: FIRST ISSUE

Drawn By	MMED02	Scale	1:100
Checked By	MMED02	Scale	1:100

MMED02 -003 A

Planning History

2008/0934 – Removal of 1 Poplar Tree within G1 of TPO 10/89 (Approved with Conditions)

2020/0053 – Erection of two storey side extension with front single storey extension to dwelling (Approved with Conditions)

Policy Context

Planning decisions should be made in accordance with the Local Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) does not change the statutory status of the Local Plan as the starting point for decision making. The Local Authority (LPA) has also adopted a series of Supplementary Planning Documents (SPD) and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan Allocation – Urban Fabric

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised NPPF does not change the statutory status of the development plan as the starting point for decision making.

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd 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 the decision-making process as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in 2000) and the Core Strategy (adopted in 2011). 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.

Policy T4: New development and Transport Safety – States that 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.

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. Where a Local Plan is absent 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. This is assessed against the policies in the NPPF as a whole; or where specific policies in the NPPF indicate development should be restricted or 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

Highways Development Control (DC) were consulted and noted that the property currently has provision for two off-street parking spaces by way of a detached garage and driveway. The proposal will include the removal of the detached garage and the construction of an internal garage. However, the length of the proposed internal garage is insufficient to be counted as a parking space (as it doesn't measure 6 meters in length). Despite this, the site will still have provision for two vehicles to park off-street by way of the existing driveway plus the new driveway that will lead to the new garage.

Representations

Neighbour notification letters were sent to surrounding properties, one letter of support was received.

Assessment

Principle of Development

The site falls within urban fabric as such, extensions to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host dwelling and are not detrimental to the amenity afforded to neighbours. 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 for both extensions will match the existing dwelling with matching brickwork and roof tiles being used. The side extension utilises a pitched roof and the front extension utilises a mono-pitched roof. These are both acceptable roof types and akin to the existing dwellings pitched roof.

The SPD states that *"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 proposed extension doesn't feature a setback however a precedent for a two-storey side extension not featuring one has been set by an application (B/98/0561/CU) at 2 Belle Green Close. This is within close proximity of the host dwelling and therefore a refusal on the grounds of a lack of a setback and the impact that would cause on the street scene would not be viable.

The proposal includes the addition of a front extension, and the front elevation is the most important elevation for its impact on the character of the dwelling and the street scene. The size and scale of front extensions need to be as modest as possible. Although there are no front extensions in the street scene, porch canopies and bay windows are common and exist on the host dwelling. Also, the proposed front extension remains subservient to the host dwelling and is not in a prominent location. The proposed extension complements the character of the dwelling by its design and therefore will not have a detrimental impact upon the street scene of Belle Green Close.

The proposed extension partially conforms to the SPD in terms of its external materials and roof type but not setback and set down. However, it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and the street scene already featuring an extension of the same style also lacking a setback and not being set down.

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

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"*. A projection of two thirds of the original dwelling would be 4 meters and the proposed projection is more than this at 4.44 meters.

In this circumstance the projection is acceptable as the previous application (2020/0053) featured a projection of 3.5 meters with an extra 2.94 meters in sideways projection provided by the existing garage which was adjoined to the proposal. This therefore created a total projection be it two-storey and single storey of 6.44 meters. Although all the projection is now two-storey 2 meters of projection has been lost due to the removal of the existing garage which also reduces the impact of the extension being overbearing. Overlooking will not be increased as no windows are proposed on the side elevation.

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. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The proposed front extension has a small projection of only 1 meter and therefore would not lead to a significant increase in overshadowing. Overlooking from the proposal will be limited and not significantly increased from what is existing.

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.

Recommendation

Approve with conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
2. The development hereby approved shall be carried out strictly in accordance with the amended plans (MME002 Dwg Nos. 001 Rev.A, 003 Rev.A & 004 Rev.A) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.
3. The external materials shall match those used in the existing building.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
4. The driveways/parking areas shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the access and parking of motor vehicles prior to the development being brought in to use, and shall be retained for that sole purpose at all times.
Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New Development and Transport Safety.