

2022/0257

Mr & Mrs Dale & Sarah Shaw

Cedarwoods, Sheffield Road, Oxspring, Barnsley, S36 8YW

Erection of two storey side extension and single storey rear extension and associated works including rear terrace

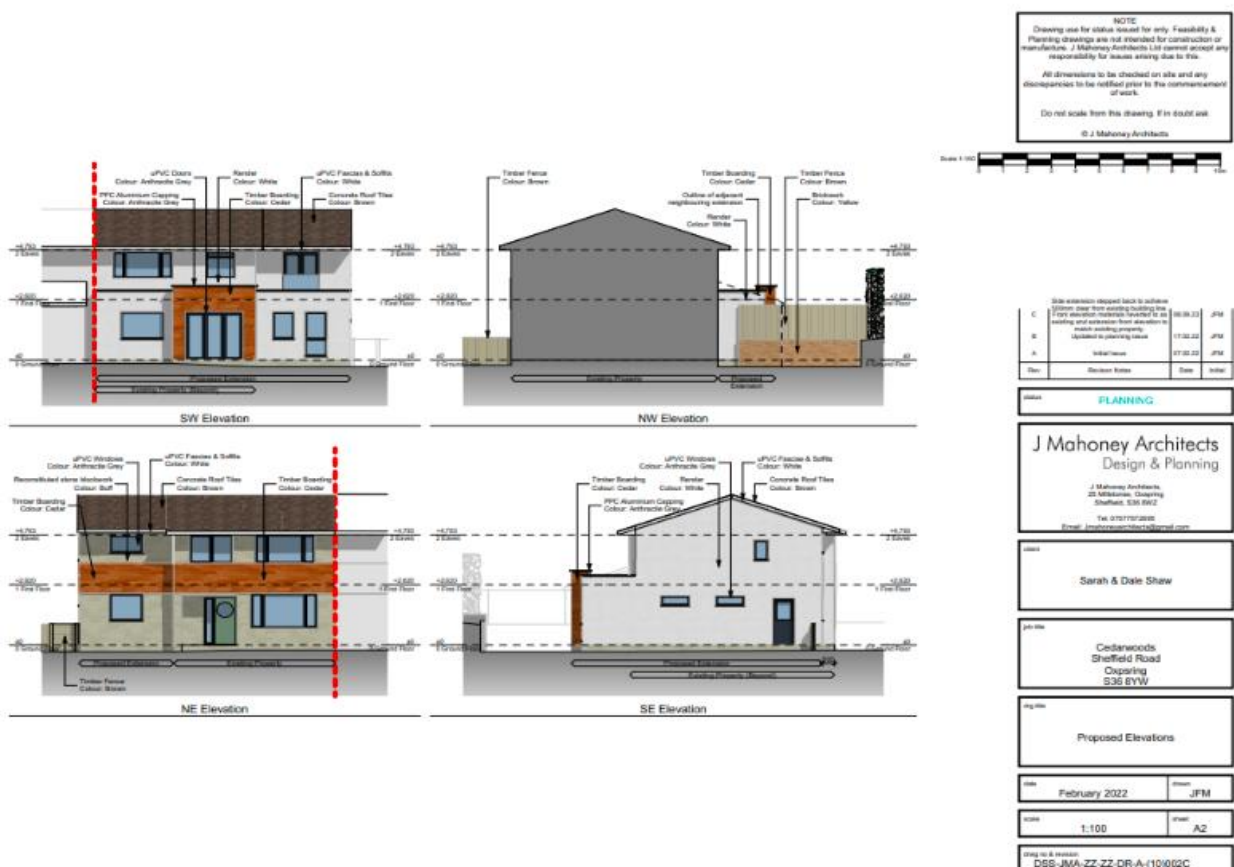
### Site Description

The dwelling is a two-storey semi-detached dwelling located in Oxspring. This part of Sheffield Road has a consistent residential street scene however the tenure of dwellings and use of materials is mixed. The dwelling has a parking area and tiered garden to the front which leads to a patio area to the side of the dwelling. To the rear is a garden and detached outbuilding.

### Planning History

B/97/0601/PR - Formation of vehicle access and parking area for two cars

### Proposed Development



The applicant is seeking approval for the erection of a two-storey side extension and a single storey rear extension. The side extension will project 3.9 meters from the side (southeast) elevation of the dwelling. The extension has a width of 7.75 meters. The extension will feature a pitched roof with a ridge height of 6.8 meters and an eaves height of 5.05 meters. The materials used will be matching stonework to the front elevation with white render to the side and rear and matching roof tiles.

The rear extension will project 2.65 meters from the rear elevation of the dwelling. The extension has a width of 10.5 meters. The extension will feature a flat roof with a total height of 3.5 meters. The materials used will be white render and timber boarding.

## **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 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**

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).

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*** – Development will be approved if 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 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.

***Oxspring Neighbourhood Development Plan*** – Following the successful referendum on 2nd May 2019, Barnsley Metropolitan Borough Council resolved to make the Oxspring Neighbourhood Development Plan on 12th June 2019. It now forms part of the statutory development plan for Barnsley Metropolitan Borough Council.

## **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. 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 *"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 raised no objections.

Oxspring Parish Council were consulted and raised no objections.

### **Representations**

Neighbour notification letters were sent to surrounding properties, no comments 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. 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 *"all two-storey side extensions should therefore have a pitched roof following the form of the existing roof"*. The side extension has a pitched roof which follows the form of the existing dwelling's pitched roof and is aligned at the eaves. The roof is not set down from the roof line of the existing dwelling however this is acceptable in this circumstance because the adjoining dwelling also features a two-storey side extension without a roof that is set down. This extension was approved under planning application B/04/0675/PR and given it is on the adjoining dwelling the lack of a set down in the roof line of the proposed extension is acceptable.

Also *"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 side extension is setback 0.5 meters from the front wall of the dwelling which is an acceptable setback distance.

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”* in order to ensure subordination and that the original dwelling stays as the dominant feature. A projection of two thirds the original dwelling is 4.46 meters, and the proposed projection is less than this at 3.9 meters and therefore acceptable.

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 are white render to the rear extension and side and rear elevation of the side extension. The front elevation of the side extension will match the existing dwelling with matching stonework and roof tiles being used. The use of render is not deemed detrimentally harmful to the character of the street scene as the front elevation is protected and there is render present on the side elevation of the neighbouring dwelling (Sunnyside, Sheffield Road). The rear extension utilises a flat roof which is usually not a supported roof type but like the render it will not be present in the street scene due to being set to the rear of the property and is therefore in this circumstance acceptable.

The proposed extensions partially conform to the SPD in terms of the external materials, roof types, set back and projection, however they will have little impact upon the character of the street scene due to the harmony with the existing dwelling when viewed from the front elevation. 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

No objections were received from the neighbouring properties. The proposed side extension won't have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing, the extension does not project beyond the existing front or rear elevations of the dwelling. The impact of overlooking is minimal and the small window on the side elevation of the extension at first floor level is similar to the existing window on that elevation and not a new feature. A Juliet balcony is also featured but there is no dwelling set to the rear of the property.

The SPD states that for rear extensions *“on semi-detached dwellings an extension should not project more than 4 meters and again, the eaves height should not exceed 2.5 meters where the extension would project beyond 3 meters”*. The rear extension meets the above criteria with a modest projection of only 2.65 meters. The proposed rear extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing and both neighbouring dwellings also feature rear extensions. There will be no significant increase in detrimental levels of overlooking. 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. The dwelling already has three bedrooms and the existing parking arrangements won't be affected.

#### **Recommendation**

**Approve with conditions**