2023/0655

Mrs Jean Thawley

10 Tingle Bridge Avenue, Hemingfield, Barnsley, S73 0NS

Erection of side extension to bungalow and various internal alterations

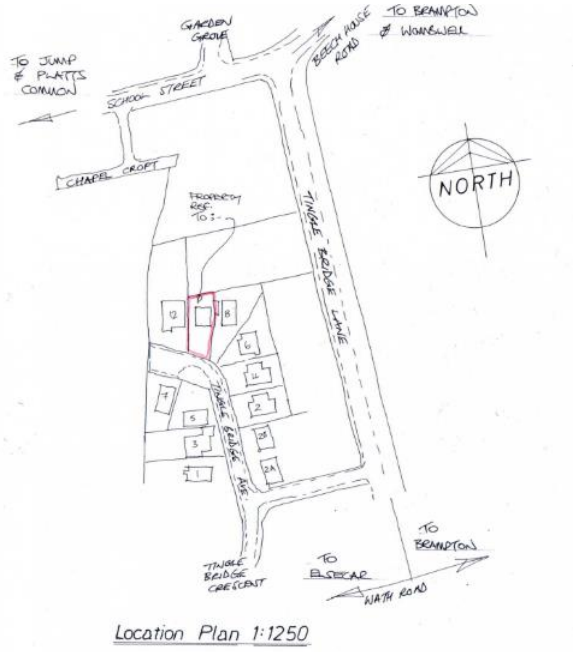
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Site Description

10 Tingle Bridge Avenue is a single storey detached property located in Hemingfield and in an area that is principally residential. Beyond the immediate surrounding area of the application site, educational facilities and the Dearne Valley Parkway are located to the north, with green belt land to the east, south and west.

Tingle bridge Avenue forms a cul-de-sac comprising other single storey, brick-built detached bungalows of a similar scale and appearance that are fronted by modest garden space and driveways. There is some variation to the street scene, however, due to various additions to neighbouring properties.

The application site is located to the north of Tingle Bridge Avenue with the application dwelling forming a uniform building line with neighbouring properties to the east and west. The application property is constructed of red brickwork and features two bay windows to its front elevation. It is fronted by modest garden space and a driveway that extends along the side of the property. The front garden is bounded by low timber fencing along the eastern and southern edges. Further garden space and small outbuildings can be found to the rear with the rear boundary comprising timber panelled fencing.



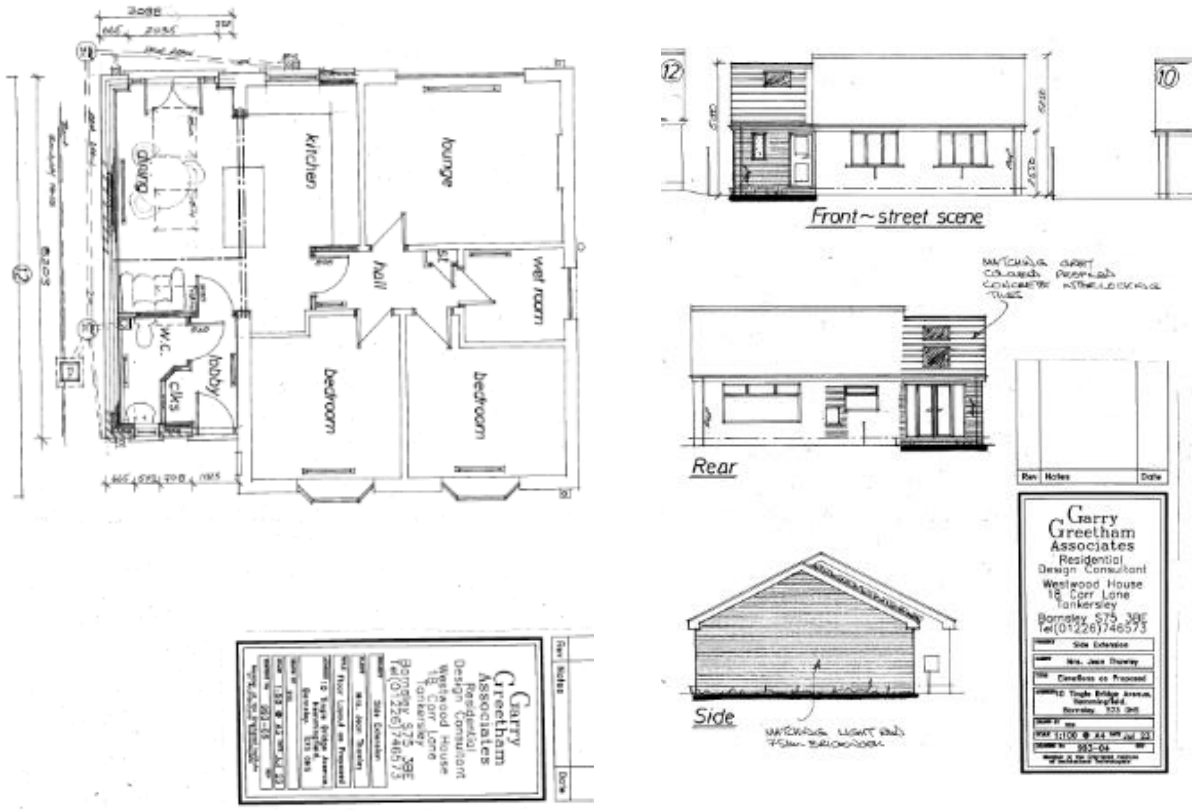
Planning History

There are no previous planning applications associated with the application site.

Proposed Development

The applicant is seeking approval for the erection of single storey extension to the side of the dwelling, including various internal alterations.

The proposed single storey side extension would project from the side elevation of the original dwelling by approximately 3 metres and extend the length of the property by approximately 8.3 metres. It would be setback from the main front wall of the dwelling by approximately 1.2 metres and would feature a pitched roof with an approximate eaves and ridge height of 2.8 metres and 5 metres respectively. It would also include provisions for roof lights to be inserted into the northern and southern roof planes with internal alterations involving the removal and addition of walls and the building up of an existing doorway on northern (rear) elevation. The proposed extension would use external materials including red brickwork and grey concrete roof tiles.



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.

Supplementary Planning Document: Parking

This document establishes parking standards in relation to development size and type, specifically larger homes require a greater parking provision.

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

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties and no responses 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.

The SPD states that extensions to the side of a dwelling *'should not have an excessive sideways projection (i.e., more than two thirds the width of the original dwelling).'*

In this instance, the original dwelling has a width of approximately 7.8 metres and the proposed side extension would have an approximate sideways projection of 3 metres. The proposals, therefore, would not exceed more than two thirds the width of the original dwelling (approximately 5.2 metres).

The proposed extension would project from the western side elevation of the original dwelling and be located to the east of adjacent neighbouring property 12 Tingle Bridge Avenue. Generally, extensions that are not located to the south, south-east or south-west of neighbouring properties are expected to have a lesser impact regarding overshadowing due to the movement of the sun path. However, it is acknowledged that some overshadowing could occur, though impacts are expected to occur and be limited to early morning and are unlikely to increase significantly beyond existing levels of impact.

Additionally, as the application dwelling sits on a uniform building line and the proposed extension would not extend beyond the walls forming the front and rear elevations of the original dwelling, impacts are expected to be limited to the western side elevation of 12 Tingle Bridge Avenue. It is acknowledged that windows in this location could be impacted both by overshadowing and reduced outlook; however, the council does not offer the same protections to secondary windows located on side elevations as to those serving habitable rooms located on the front and rear elevations of adjacent properties. Furthermore, neighbouring properties were consulted on the application, including 12 Tingle Bridge Avenue, and no responses were received.

Regarding overlooking and loss of privacy the SPD states that *'12 metres should be maintained to a blank gable wall and 10 metres should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary, and windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows.'*

In this instance, the proposals include provisions for 1 no. window located on the front (south) elevation and 1 no. roof light located within the southern roof plane. At the rear, 2 no. roof lights would be located within the northern roof slope and bi-folding doors would be located on the rear (northern) elevation. The proposed extension would be of a single storey and approximately 6 metres would be maintained between the rear facing windows and the rear (northern) boundary. There are no other dwellings with habitable room windows directly opposite the location of the proposed extension, however, the rear garden of neighbouring property 26 Tingle Bridge Lane would be visible to the north of and from the application site due to an upwards slope.

Though the proposals would not meet the minimum requirements outlined within the SPD, it is not considered that they would result in increased overlooking that would be significantly beyond existing

impacts, especially as the extension would be of a single storey. Additionally, the roof lights could be implemented using permitted development rights and there would be no new windows positioned in the side elevation of the proposed extension that could impact 12 Tingle Bridge Avenue.

Therefore, the proposals are not considered to be overbearing resulting in increased overshadowing, overlooking or reduced levels of outlook that would significantly increase beyond existing levels of impact that are likely to be experienced and tolerated.

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

Visual Amenity

The proposed extension would be visible from the public realm of Tingle Bridge Avenue.

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'.*

The proposals show that the external materials to be used, including red coloured brickwork and grey concrete roof tiles would match or be of a similar appearance to the external materials used in the construction of the original dwelling.

Moreover, the proposed extension would feature a pitch roof that would sympathetically reflect the style and pitch of the roof of the original dwelling and a sufficient setback from the front elevation of the dwelling would be provided. There would be no setback from the rear elevation and no set in from the western side boundary provided; however, it is considered that the setback from the main front wall of the dwelling and a lower ridge height would be sufficient to avoid a terracing affect and ensure that the extension remains subordinate to the original dwelling.

Overall, the proposed extension would follow the form of the original dwelling and be proportionate to its scale. It would also adopt sympathetic features and external materials that reflect the style and character of the original dwelling and surrounding area.

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 application site benefits from existing off-street parking to the front, side, and rear of the dwelling.

The existing property comprises two-bedrooms which would be maintained after any works. Typically, two-bedroom properties are expected to provide at least one off-street parking space within the curtilage of the dwelling. In this instance, though the proposed extension would impact existing arrangements to the side and rear of the dwelling, a large portion of the existing driveway to the front would be maintained providing sufficient space for off-street parking for at least one vehicle. As such, it is considered that highways safety would be maintained to a reasonable degree.

The proposals, therefore, are considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Recommendation

Approve with Conditions