
2023/0770

Applicant: Mr J Barnes

Address: 169 Ringway, Bolton Upon Dearne, Rotherham, S63 8AU

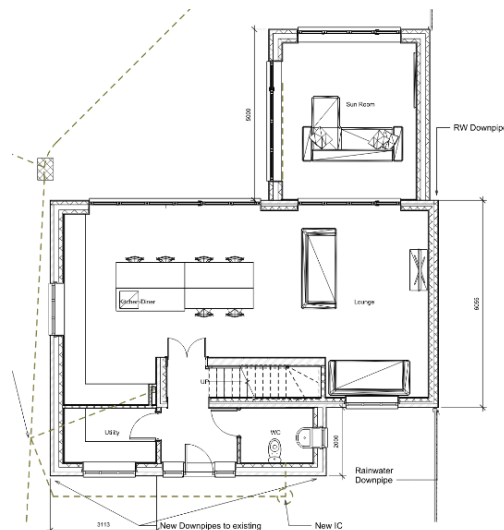
Description: Single storey side and rear extension

Site & Location Description:

The setting of the dwelling is within a small offshoot cul-de-sac off Ringway, an otherwise larger circular road located in Bolton Upon Dearne. The dwelling itself is a 3-bedroom red brick semi-detached house with a tiled hip roof. There are some original outbuildings attached to the side elevation which extend beyond the rear elevation. Except for the path and hardstanding surrounding the outbuildings, the front garden area of the dwelling is lawned and features fencing as the majority boundary treatment to the front and side, a set off metal double gates and single metal pedestrian gate complete the front boundary treatment.



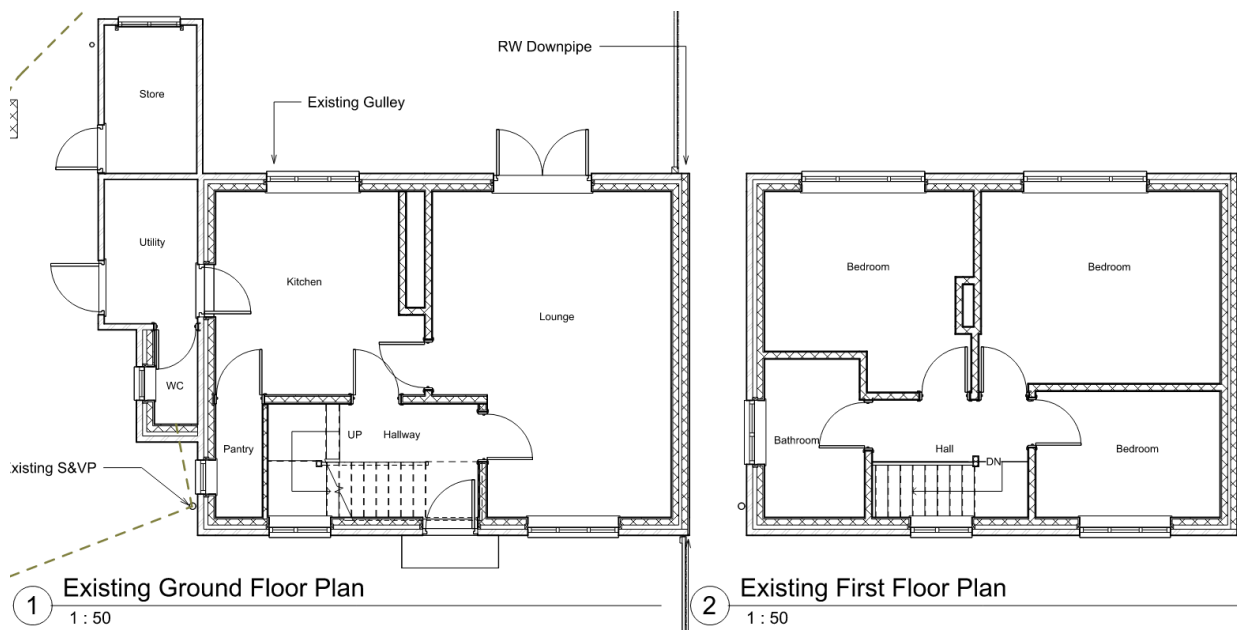
Relevant History: 2023/0443 - Single storey front, side, and rear extensions – Approved with Conditions 7th July 2023 (Approved floor plan shown below)

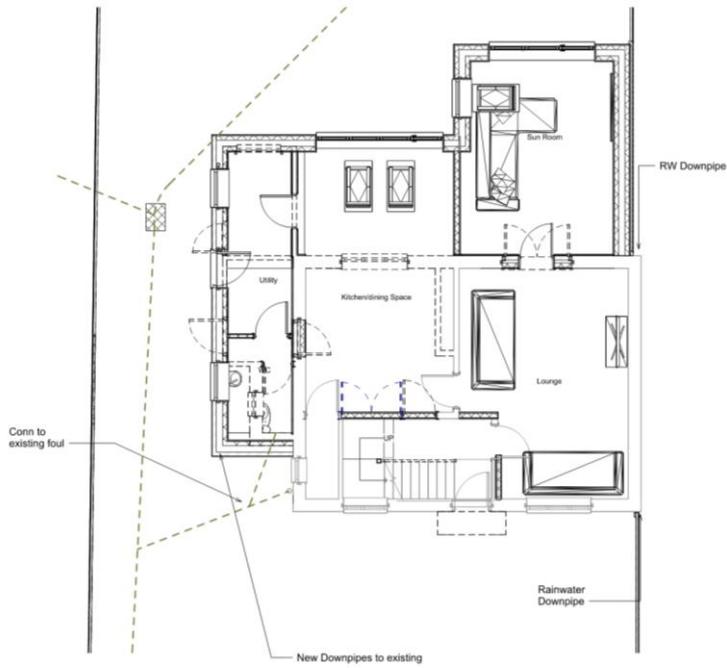


Proposed:

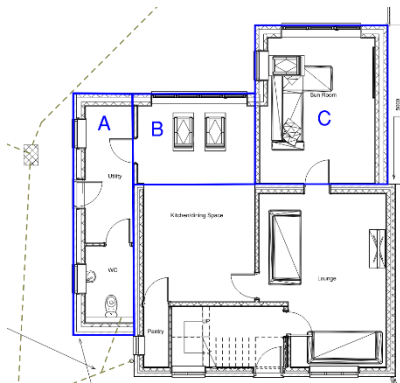
The proposal is for a ground floor side and rear extension, which would be a replacement for approved planning application 2023/0443, which was a of a similar design also featuring a front extension to the dwelling. The new proposal removes the font extension and includes a significantly smaller footprint increase to the side projection. Excluding a small corner infill section, the newly proposed side projection would just be a 25cm increase. In compensation to the loss of the front and larger side extension, the proposed width of part of the rear extension has been increased, to create a full width wraparound style extension, joining the footprint of the existing outbuilding as it extends beyond the rear elevation. The proposed rear projection at its furthest extent would remain at 5m, but the width of this section of extension would be reduced by 60cm.

The materials proposed for the extension, after amendment of the plans would be matching red brickwork for the side elevation and render rear elevation. A complementary style of pitched and dual pitched roofs comprising of red concrete tile and three rooflights would feature across the rear and side extensions. Windows and doors for the whole dwelling, including the extension are proposed to be grey in colour.





1 Proposed Ground Floor Plan
1:50



Measurements:

Side extension (A): 1.92m W x 7.6m L

Smaller section rear extension (B) 3.84m W x 2.82m L

Larger section of Rear Extension (C) 4.15m W x 5m L

Eaves height: 2.5m – 2.74m

Maximum height: 3.7m – 4m



1 Proposed Front Elevation
1:100



2 Proposed Side Elevation
1:100



3 Proposed Rear Elevation
1:100



4 Proposed Side Elevation 1
1:100

Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; no comments or objections were received.

Consultees: None

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.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, 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, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well-designed places - The Government attaches significant 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 achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

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.

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.

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.

T4 – New Development & Highway Safety: 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 Documents (SPD)

House Extensions and Other Domestic Extensions

Principle of development

The site is located within land designated as Urban Fabric. 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

The side extension would provide no significant impact upon residential amenity as the footprint of the existing attached outbuildings would only be increased by 25cm to the side elevation and 30cm to the rear elevation. A new pitched roof is proposed but equally this would have minimal effect on the residential amenity of neighbors as there is a significant distance between the extension and neighbours to the side and rear of the proposal.

The rear extension, particularly the largest section which projects 5m from the rear of the original dwelling would have an impact upon the neighbouring attached dwelling. However, upon assessment the impact is not significant enough to warrant a reduction in size or its refusal. There currently appears to be a high boundary between the two dwellings, which would lessen the impact of the proposal. Furthermore, the proposal is for a single story, ground floor extension with a dual pitched apex roof, which further reduces the height impact as it ascends away from the boundary. The eaves height and maximum height vary as the land slopes down from the rear (southern) garden into the front (northern) garden, however at the highest ground level the eaves height is 2.5m, with a maximum height of 3.7m, elsewhere the height increases to a maximum of 2.74m and 4m, respectively. Compared to the originally approved plans, the overall width of the rear extension has been extended but the section projecting 5m has been reduced in width by 60cm. The smaller

section of the extension projects only 2.82 from the rear elevation of the rear wall and features a pitched roof connecting to the roof of the larger section of extension and the pitched roof of the side extension.

As a whole wraparound extension, the extension does not significantly impact on the residential amenity of neighboring dwellings, other than as discussed in specific relation to the largest section of the extension. In contrast to the original approved plans, the overall development has been significantly reduced from 108.1 sqm to 95.7 sqm and is proposed to be constructed more within the original footprint of the existing outbuildings.

Two windows are proposed for the side elevation of the side extension, these would be located in a proposed utility room and would face the attached outbuilding of the adjacent neighbour. The minimum distance between the proposed windows and the neighbour's dwelling would be a minimum of 6.2m. With no proposed impact on habitable rooms, these windows do not create a privacy concern. Three skylights are also proposed, which would not cause privacy issues and two sets of glazed patio, or bi-fold doors are proposed on the rear extension, there is a 20m distance between these doors and the dwellings to the rear of the applicant dwelling, again minimizing any privacy issues.

Visual Amenity

In comparison to the original approved plans, the new proposal represents a more compact and contained extension, broadly utilizing the existing footprint of the existing attached outbuildings, creating an infill between the rear projection of the existing side extension and the side boundary with the attached neighbour. Whilst the most significant aspect of the proposal remains the largest part of the extension, projecting 5m from the rear wall, along with the whole extension, this section has been considerably designed to integrate well with the existing dwelling.

Rendering was initially proposed for the side and rear elevations of the extension but after a request, this has now been reduced to just the rear, less prominent area of the extension. New windows and doors are to be grey in color. Whilst this may not be common within the area, the dwelling itself will at least feature continuity in its window design and colour choice, with existing/proposed new windows of the dwelling to also be grey in colour.

Highway Safety

There are no changes proposed in relation to parking provision or access and consequently there would be no impact on highway safety.

Summary

With only a small effect upon residential amenity, minimal effect on visual amenity and no impact on highway safety, the requirements of local policies GD1, SD1, D1 and T4 have been met whilst the proposal broadly meets the guidance set out in the SPD House Extensions and Other Domestic Alterations.

Recommendation: Approve with conditions