

2022/0706

Mrs Lyn Burgin

30 Victoria Street, Penistone, Barnsley, S36 6EN

Two storey rear extension

Site Description

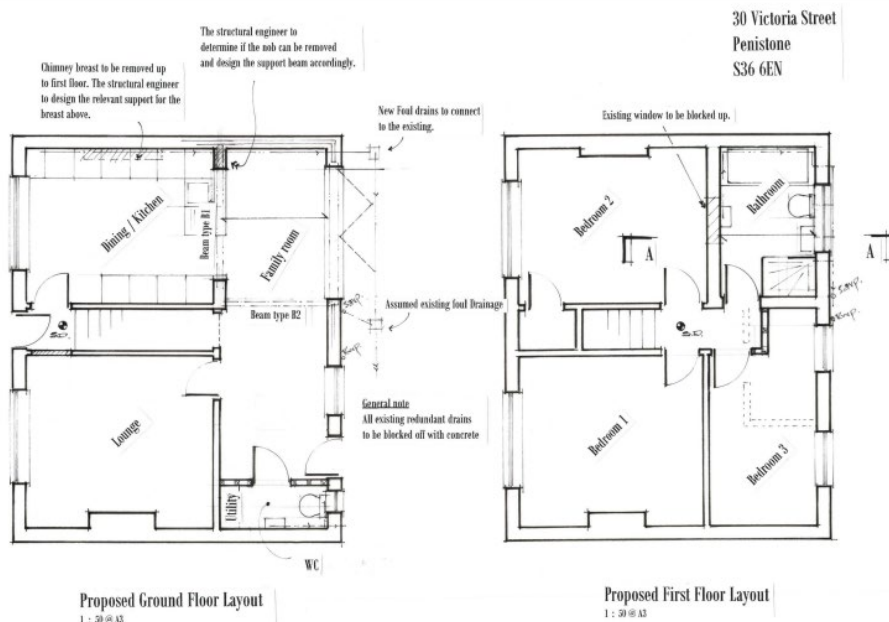
The dwelling is a detached property located in Penistone. Victoria Street has a consistent street scene featuring other dwellings that share similar external materials. The street scene consists of a mix of property types such as bungalows, terraced properties, and larger detached properties. The dwelling has a small, paved space to the front and a small driveway to the right side. To the rear of the dwelling is a rear garden, existing outbuilding, and an existing conservatory.

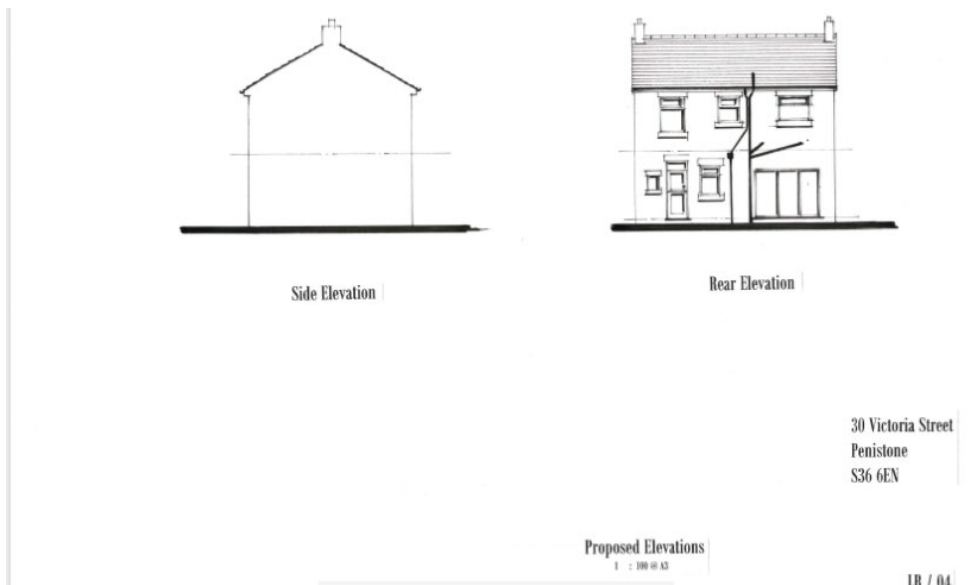
Planning History

No previous applications.

Proposed Development

The applicant is seeking approval for the replacement of an existing conservatory with a new two storey rear extension. The extension is an in-fill extension and as such will not extend beyond the side and rear elevations of the existing dwelling. The proposed extension will project 3.52 metres and have a width of 2.37 metres. The extension will feature a pitched roof with a total height of 8.08 meters and an eaves height of 5.72 metres, matching the heights of the existing roof. The materials used will be matching double glazed UPVC doors windows, slate roof tiles and brickwork.





Policy Context

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

Local Plan Allocation – Urban Fabric

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

Penistone Neighbourhood Development Plan (2018-2033) – Urban Fabric

Following the successful referendum on 11 July 2019, Barnsley Metropolitan Borough Council resolved to make the Penistone Neighbourhood Development Plan on 27 August 2019. It now forms part of the statutory development plan for Barnsley Metropolitan Borough Council.

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.

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 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”*.

Provisions under the ‘Town and Country Planning (General Permitted Development) (England) Order 2015’

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) states that a single-storey extension, extending beyond the rear of the original house by no more than 4 metres (if a detached house) or 3 meters in any other case and are no more than 4 meters in height, can be erected without the need to submit a planning application. This is an important consideration with this application as it represents a potential fallback position, whereby a single storey rear extension can be erected without planning permission, because the Government considers the impact of such development to be modest.

Consultations

Penistone Town Council were consulted, no response was received.

Representations

Neighbour notification letters were sent to surrounding properties, no objections 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.

Residential Amenity

The SPD states that “Two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook.” And that “*Extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected.*”

The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The proposed extension will be uniform or slightly set back regarding its position to adjacent properties and will remain within the perimeters of the existing dwelling.

In terms of overlooking and loss of privacy there are no windows proposed on the side elevation adjacent to 32 Victoria Street. The SPD states that “*As a general guide, windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows, to ensure reasonable privacy to you and your neighbours. Figure 7.2 demonstrates. Habitable rooms should be taken to include: lounge/living room, dining room, kitchen, bedroom and study. A distance of 12 metres should be maintained to a blank gable wall and a distance of 10m should normally be provided between rear-facing windows in the first floor (and above) and the rear boundary.*” The proposed extension will be 11.49 metres from the rear boundary and there would be a distance greater than 21 metres between windows to habitable rooms on the extended property and any other properties with habitable room windows. The proposed extension would therefore comply with the SPD regarding residential amenity. The proposal is therefore considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

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 will match the existing dwelling with matching brickwork, slate tiles and double glazed white UPVC being used. The extension utilises a pitched roof that reflects the style and pitch of the roof of the original dwelling and the extension will be situated to the rear of the property and will not be visible from any public viewpoints. Therefore, it is not likely to have a detrimental impact on the character of the street scene. The proposed extension is therefore considered to comply with the SPD regarding visual amenity.

Highway Safety

The dwelling currently utilises a small driveway to the side of the property for off-street parking. Within the existing street scene many properties utilise on-street parking due to a lack of provision for driveways or garages. The SPD for parking states that for dwellings with 3 or more bedrooms, 2 parking spaces would be required. However, as the existing off-street and on-street parking has suitably served the dwelling thus far, and the proposed extension would not result in the loss of off-street parking, nor would it be considered to contribute to any significant increase of on-street parking. The proposed extension would therefore not be considered to create or add to highway safety problems. Therefore, it is considered that the proposed extension would not impact on highway safety and as such is acceptable and in compliance with Local Plan Policy T4.

Recommendation

Approve with Conditions