

2021/0062

Mr Patrick Whelan

Erection of two storey rear extension and boundary wall with access

39 Tomlinson Road, Elsecar, Barnsley, S74 8DH

Site Description

The application relates to a two-storey semi-detached dwelling located on a corner plot at the junction of Tomlinson Road and Sunnybank Rise in Elsecar. The property is of a red brick construction, with a tiled gable pitched roof. Garden space is located to the side and rear of the dwelling, with off-street parking accessed off Sunnybank Rise. The dwelling is situated at a lower level to the adjoining property.

The surrounding area is solely residential, characterised by a mixture of semi and detached dwellings that are of a broadly similar design and material construction however, there is some variation in detailing such as the use of cladding to part of the front elevation on some properties.



Proposed Development

The applicant is seeking permission for the erection of a two-storey rear extension to the dwelling and for the erection of a new boundary wall and associated access to the property.

The extension will have a rearward projection of 4.5m (ground) and 3m (first), projecting along the rear elevation by 5.3m, set in from the adjoining dwelling by 0.15m. The extension will have a gable pitched roof, with eaves and ridge of 5.25m and 7m respectively.

The proposed wall will have an overall height of 1.5m (front) and 2.1m (side) and be constructed of brick with railings and timber panel infills. Work has already started on the wall so this element of the application is retrospective.

Matching materials are proposed.

Policy Context

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 new Local Plan 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 decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted 2000) and the Core Strategy (adopted 2011).

Local Plan 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.

Local Plan 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 (SPD) – House Extensions sets out 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 for extensions should:

- I. Be of a scale and design which harmonises with the existing building
- II. Not adversely affect the amenity of neighbouring properties
- III. Maintain the character of the street scene and
- IV. Not interfere with highway safety.

SPD – House Extensions and other Domestic Alterations states that to combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled. Two storey extension to the rear of semi-detached dwellings should have a projection of no more than 3.5m.

SPD – Walls & Fences states that these will be considered for their impact in terms of material design, impact on neighbouring dwellings and effect on highway safety.

These policies are considered to reflect the policies set out in the revised NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

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 the creation of an access and associated hardstanding does not require planning permission, provided that the access is not onto a classified road and that solid-bound, permeable materials are used in its construction.

Representations

Notification letters were sent to surrounding properties and a site notice was posted at Tomlinson Road on 07/04/21. No comments or representations have been received.

Assessment

Principle of Development

The site is allocated as Urban Fabric in the Adopted Local Plan. As such extensions and alterations to a domestic property are acceptable in principle providing, they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

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

Rear extensions are considered based on overshadowing, loss of privacy and outlook. Two storey extensions to the rear of semi-detached properties should have a rearward projection of no more than 3.5m

The main issue to consider is whether or not the extension would be significantly overbearing on the adjoining neighbour. The proposed extension has a rearward projection of 3m at first floor level, below the limit set put in SPD guidance. Although positioned to the East of the adjoining dwelling, the site is at a lower level and the extension will be sit in from the side boundary, with a roof that slopes away from the neighbouring property. There will be some loss of outlook to one of the rear windows however, the extension will not create a sense of enclosure and an acceptable amount of openness is retained at the rear of the adjoining dwelling. No objections have been received from neighbouring properties.

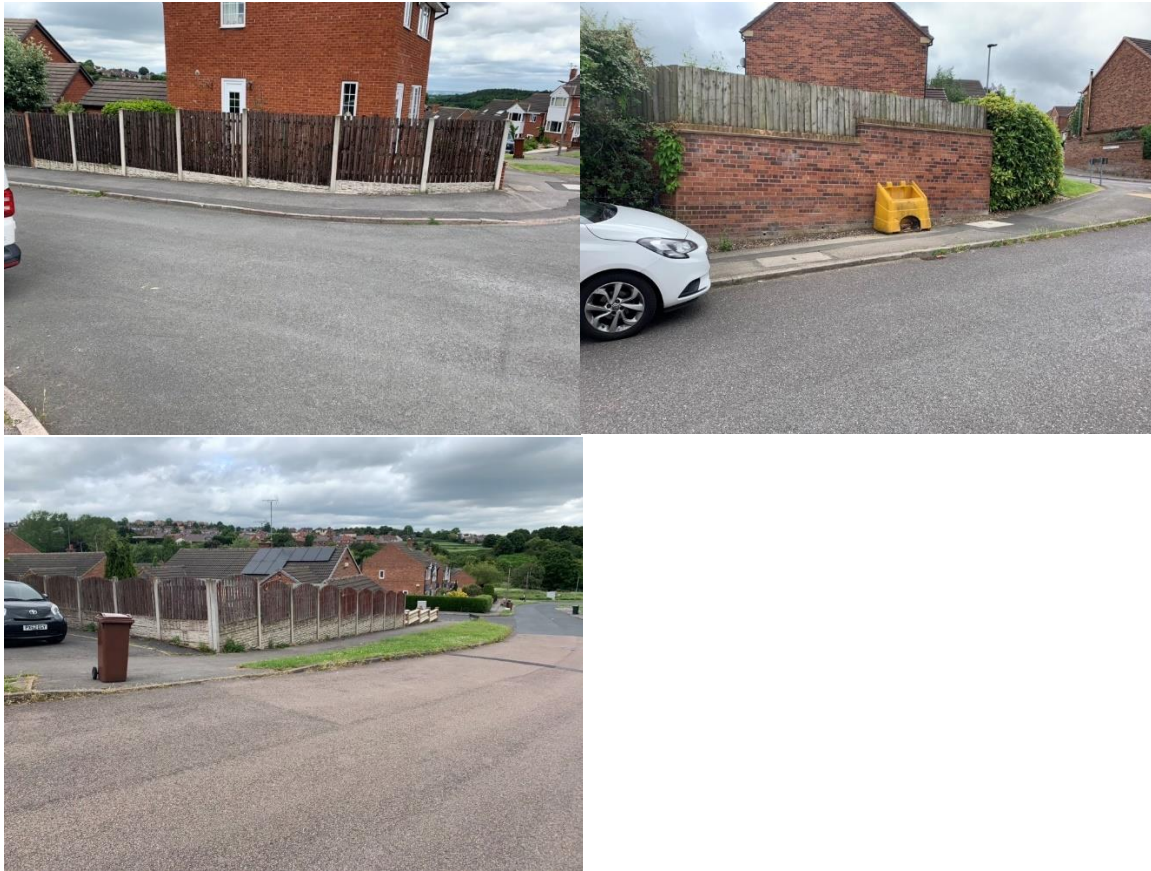
The distance to the rear boundary and property to the South will be reduced however, the extension will be facing a driveway and highly visible front garden. As such, privacy levels to this dwelling will be maintained to a reasonable degree.

As such, it is unlikely that there will be a detrimental increase in levels of overbearing or loss of outlook that would affect private amenity space, and no windows are proposed on the side elevation, negating any overlooking.

Visual Amenity

The rear extension would be visible from Sunnybank Drive however, it has a roof pitch which follows the form of the existing dwelling and has been designed to harmonise with the original dwelling in terms of materials, detailing & design. Furthermore, its height means that it appears as an extension and remains subordinate to the host dwelling. The street scene is characterised by a mixture of open frontages, low & high walls and timber panelled fences.

Close to the site are walls and fences of at least 1.8m in height, with some being higher due to the sloping nature of area. As such, the proposed new wall would not be an alien feature of detract from the visual character and so is acceptable.



It is therefore considered acceptable in terms of visual amenity and in compliance with Local Plan Policy D1 and SPD House Extensions and other Domestic Alterations.

Recommendation

Approve – subject to the following 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 plans (Plans & Elevations and Boundary Wall Plan received 19/03/21) and specifications as approved unless required by any other conditions in this permission.

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.

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 parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into 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.