

2023/0578

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12 Bank Street, Worsbrough Common, Barnsley, S70 4JG

Erection of two storey rear extension

Site Description

12 Bank Street is a two-storey terraced dwelling located in Worsbrough Common and in an area that is principally residential with some commercial, leisure, and care home uses nearby. Beyond the immediate surrounding area of the site, Barnsley Town Centre, including The Glass Works is located to the North, Barnsley Hospital and Cemetery to the East, Worsbrough Common Primary School to the South, and Locke Park to the West.

Bank Street has a relatively consistent street scene comprising of other two-storey detached and terraced properties of a similar scale and appearance, including the use of external materials such as red brickwork, coursed stonework, and grey roof tiles. Properties align Bank Street at either side and are positioned in uniform building lines that slope gently downwards from West-to-East with the roof line of properties generally following this form. There are some height differences, however, mainly as a result of topography levels but also due to their construction and dwelling type.

The applicant dwelling is stone fronted with a red brickwork rear, featuring a pitched roof using grey slate roof tiles. The dwelling is located within a modest narrow plot that comprises principally of unkept rear garden space that was accessed between and to the rear of 14 and 16 Bank Street. The East and West (side) boundary treatments are partly formed by existing single storey rear extensions to adjoining neighbouring properties that have been built up to the boundary line. The remainder of the Eastern boundary treatment comprises of timber fencing, whilst there is no existing meaningful boundary treatment along the Western boundary line. The Southern boundary is formed by an existing high concrete retaining wall. The applicant dwelling does not benefit from any existing off-street parking provision with only on-street parking to the front available.



Planning History

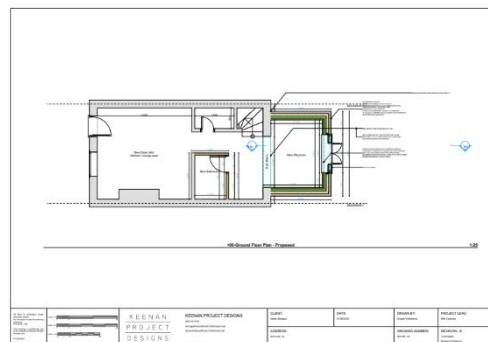
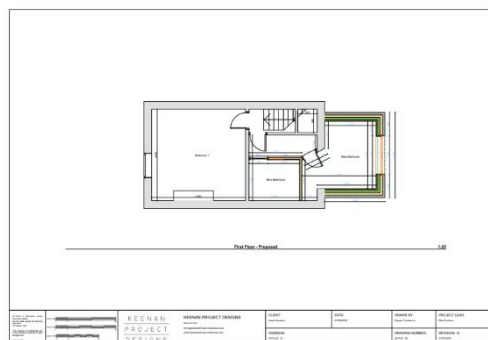
There are no previous planning applications associated with this address.

Proposed Development

The applicant is seeking approval for the erection of a two-storey extension to the rear of the dwelling. Initial concerns were raised regarding impacts to residential amenity and the potential to be overbearing, especially as the dwelling is a terraced property constrained by a narrow plot.

Amended proposals were received 17/07/2023 offering improvements, mainly a lessened projection from the rear elevation of the dwelling.

The proposed two-storey rear extension would project from the rear elevation of the dwelling by approximately 2.5 metres with a width of approximately 3.54 metres. It would feature an apex roof with an approximate eaves and ridge height of 5.71 metres and 6.4 metres respectively and use external materials, including red brickwork and grey slate roof tiles. The proposed extension would be set in from both East and West (side) boundaries by approximately 0.3 metres.



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.

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. The site and surrounding area are 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 *'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 terraced houses should be designed with a rear projection of 2.5 metres.'*

The 45-degree rule will also be applied to the proposals; this is a test that is applied as a guide to determine and limit the extent of overshadowing to adjacent neighbouring properties.

In this instance, the proposed two-storey extension would project from the rear elevation of the original dwelling by approximately 2.5 metres. The proposals would comply with the 45-degree rule regarding 10 Bank Street; however, it would exceed the rule by approximately 1.3 metres regarding 14 Bank Street.

Therefore, it is acknowledged that some overshadowing could occur, however, due to the location of 14 Bank Street to the West of the site, impacts are likely to be limited to the evening and not at peak times for activity in a rear garden. Additionally, both adjoining neighbouring properties, 10 Bank Street (East) and 14 Bank Street (West) benefit from existing single storey rear extensions built to the boundary line and that have greater rear projections than that proposed. As such, these existing extensions are likely to offer some mitigation to the limited impacts expected, especially to rear-facing ground floor windows.

The expected impacts regarding overshadowing are likely to impact the rear-facing first-floor windows of 14 Bank Street the most, especially the window closest to the boundary line; however, given the size of the neighbouring property, the two existing windows are likely to serve the same room, therefore, it is considered that access to light would be maintained to a reasonable degree and the amenity of neighbouring properties would not be detrimentally affected.

Additionally, both 10 Bank Street and 14 Bank Street along with other neighbouring properties were consulted on the proposals and no representations were received.

The lessened projection of the proposed extension would maintain existing sight lines from the rear-facing windows of adjoining neighbouring properties; as such, it is not considered that the proposals would result in loss of outlook.

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.'* It also states that *'21 metres should be maintained between the windows to habitable rooms on the extended property and those located on any other property.'*

In this instance, the proposed extension would be of two-storeys and approximately 12.15 metres would be maintained between the rear-facing first floor windows of the extension and the rear boundary, and approximately 21.6 metres would be maintained between the habitable room

windows of the extension and those located on the rear elevation of 38 Highstone View. Neighbouring properties located to the South of the site are located considerably higher due to topography differences and are supported by a high retaining boundary wall in which the proposed extension would directly face. Additionally, there are no windows proposed in either side elevation of the extension; as such, it is not considered that the proposals would result in increased overlooking or loss of privacy that would be considered detrimental.

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

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

Visual Amenity

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' and that 'the roof style, pitch and detailing should match those of the existing dwelling.'*

In this instance, the proposed extension would be located to the rear of the dwelling and not visible from the public realm of Bank Street. The proposed extension would use external materials that would match or be of a similar appearance to those used in the construction of the original dwelling, including red brickwork and grey slate roof tiles. The proposed extension would also feature an apex roof – whilst not a direct reflection of the roof of the original dwelling – would be a sympathetic choice.

The proposals, therefore, are considered sympathetic to the main dwelling and would maintain the character of the street scene.

The proposals, therefore, are considered acceptable and in compliance with Local Plan Policy D1: High Quality Design and Placemaking and are acceptable regarding visual amenity.

Highway Safety

The dwelling does not benefit from any existing off-street parking provision and is only served by on-street parking to the front of the dwelling and throughout Bank Street.

The proposals would result in the property increasing from 1-bedroom to 2-bedrooms; as such, there is a requirement to provide one off-street vehicular parking space, however, given the constraints of the site, the limited ability to provide this to meet modern standards, and that the dwelling has been served adequately by on-street parking without concern for some time, it is unlikely that the continuation of this would adversely affect highway safety, especially as it is unlikely that the proposals would result in a significant increase of vehicular movement and traffic in the area where existing traffic is expected to be slow moving.

Therefore, in this instance, there is no requirement for off-street parking space to be provided, and as there would be no changes to the existing provision, it is considered that the proposals would not result in any detrimental loss of existing off-street parking provision that would adversely affect highways safety.

As such, the proposals would be considered acceptable and in compliance with Local Plan Policy T4: New Development and Transport Safety.

Recommendation

Approve with Conditions