

2023/0652

Mr Paul Ayers

7 Milano Rise, Darfield, Barnsley, S73 9PH

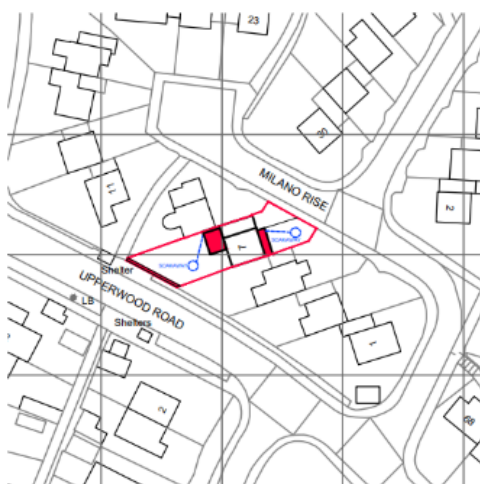
Proposed single storey extension to front of existing dwelling, single storey extension (orangery) to rear and erection of replacement boundary wall and gate to rear boundary (Resubmission of application 2022/0753)

Site Description

7 Milano Rise is a two-storey detached property located in Darfield and within an area that is principally residential. Beyond the immediate surroundings of the application site various greenspace and land allocated for new housing is located to the north, east, south, and west.

Milano Rise comprises other two-storey detached dwellings of a similar scale and appearance, including a brickwork construction and pitch roofs utilising grey concrete roof tiles. Some variation is introduced into the street scene by way of coloured render to the upper levels on the front elevations of properties and various additions and extensions. Properties on Milano Rise are positioned at an angle and form staggered building lines.

The application property is located between Milano Rise to the north and Upperwood road to the south. It is constructed of yellow/ mixed coloured brickwork with cream coloured render on the front elevation at first-floor level and features a pitch roof utilising grey concrete interlocking roof tiles. It is fronted by an existing driveway which also provides access to an existing attached garage to the side of the property which is of a single storey and features a flat roof. To the rear, garden space is separated in sections and is stepped to address the topography of the site which descends north-to-south. To the south of the application site, further off-street parking is provided by an existing access off Upperwood Road.



Planning History

- 2022/0753 - Proposed single storey extension to front of existing dwelling, single storey extension to rear of dwelling and erection of replacement boundary wall and gate to rear boundary (Amended). – Approved September 2022.

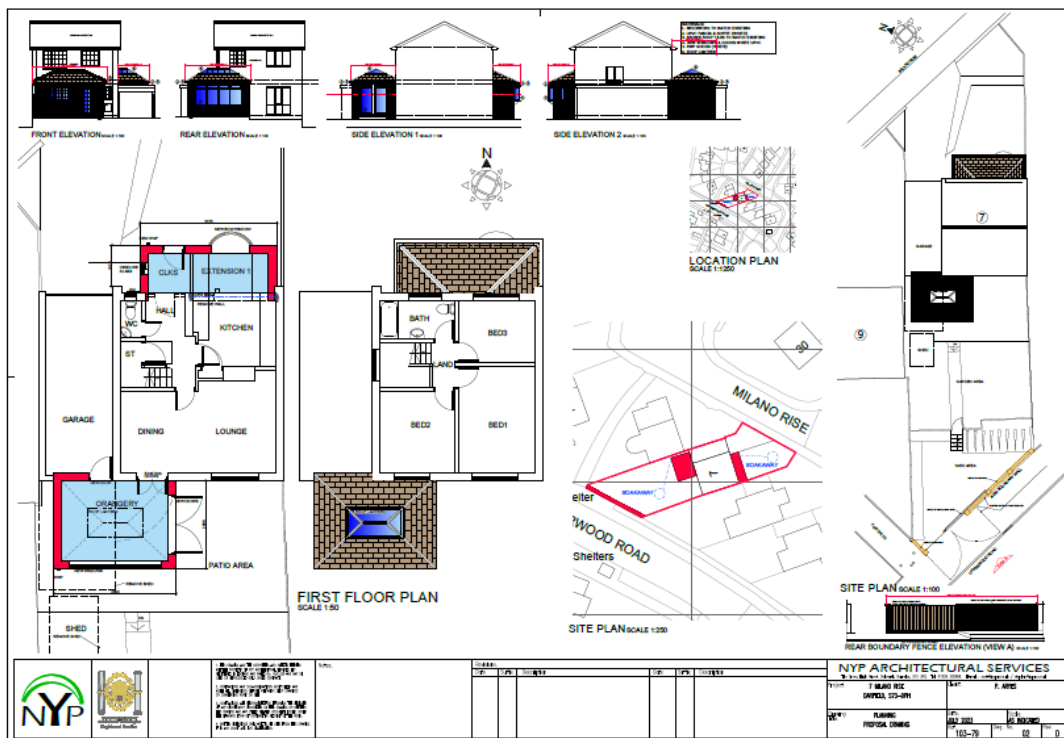
Proposed Development

The applicant is seeking approval for the erection of a single storey extension to the front of the dwelling, a single storey (orangery) extension to the rear of the dwelling and the erection of a replacement boundary wall and gate to the rear boundary.

Amended proposals were received 04/08/2023 to address visual amenity concerns arising from the roof of the proposed rear extension.

The proposed single storey rear extension would project from the rear elevation of the dwelling by approximately 3.3 metres and be approximately 4.6 metres wide. It would feature a part hipped roof with an integrated roof lantern that would have an approximate eaves and ridge height of 2.6 metres and 3.7 metres respectively.

The proposed single storey front extension and proposed replacement boundary wall – including a new sliding gate – would remain unchanged from what was previously submitted and approved under planning application 2022/0753.



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

Highways DC and Public Rights of Way were consulted on the proposals and neither offered any objections.

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 proposed front extension remains unchanged from the previously submitted and approved planning application 2022/0753; therefore, it is still considered acceptable regarding residential amenity.

The SPD states that *'extensions to the rear of detached houses will be considered on their design merits where no adjacent properties would be affected.'*

The proposed rear extension would be positioned to the south-east of adjacent neighbouring property 9 Milano Rise and north-west of 5 Milano Rise. Extensions positioned to the south, south-east or south-west of an adjacent neighbouring property are generally expected to have a greater impact regarding overshadowing due to the movement of the sun path. However, due to the angled positioning of properties within the building line, the proposed extension would be set back of 9 Milano Rise and, therefore, any overshadowing that is expected to occur would be limited to the blank gable wall of the property. Moreover, the proposed extension would be set forward of 5 Milano Rise, however, it would be sufficiently distanced from the eastern boundary and as it would be located to the north-west, unduly harmful impacts are not expected.

As the proposed extension would be located adjacent to the western boundary and the blank gable wall of 9 Milano Rise and sufficiently distanced from 5 Milano Rise, it is not expected that levels of outlook from habitable room windows would be adversely impacted.

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 proposed extension would be of a single storey and approximately 13.7 metres would be maintained between the rear-facing windows and the rear boundary. Moreover, whilst the proposed extension would be positioned higher than properties south of the application site, existing boundary treatments both to the application site and neighbouring properties together with maintained separation distances are likely to be sufficient to mitigate impacts and maintain amenity levels to a reasonable degree.

As such, the proposals, considered together, 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 likely to be currently 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 front extension and proposed replacement boundary wall remain unchanged from the previously submitted and approved planning application 2022/0753; therefore, they are still considered acceptable regarding 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'*.

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

The proposed single storey rear extension would feature a part hipped roof topped with a roof lantern that would continue its form, therefore, giving the illusion of a full hipped roof. Though this is not a direct reflection of the pitch roof of the original dwelling, it would be considered a sympathetic addition, maintaining cohesion with the other elements of the proposals and similar extensions to the rear of properties visible within the street scenes of Milano Rise and Upperwood Road.

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 of the property off Milano Rise and to the rear of the property off Upperwood Road.

The proposed front extension and proposed replacement boundary wall remain unchanged from the previously submitted and approved planning application 2022/0753; therefore, they are still considered acceptable regarding highway safety. The location of the proposed rear extension is unlikely to impact existing arrangements.

Highways were consulted on the proposals and no objections were received; as such, it is considered that the proposals would maintain sufficient off-street parking spaces and would not result in a significant increase of on-street parking that would otherwise adversely impact highway safety.

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

Recommendation

Approve with Conditions