

Site Address: 56 Moorland Avenue, Staincross, Barnsley, S75 6NH

Relevant Site Characteristics:

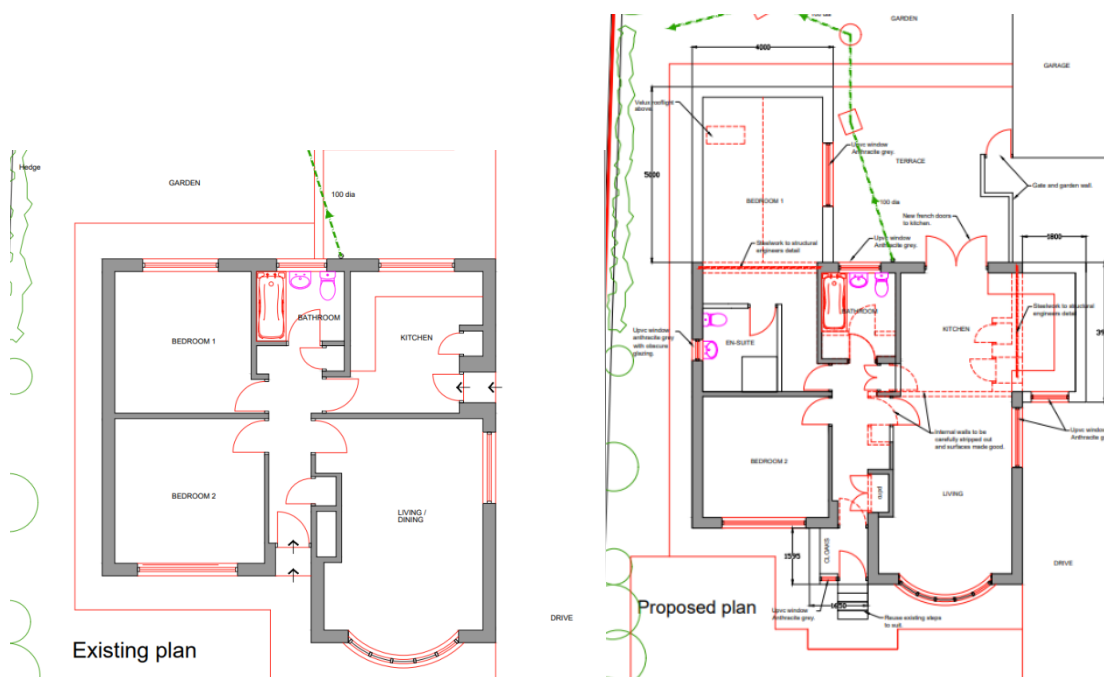
Site History

There is no site history for the address.

Detailed description of Proposed Works

The proposal would create a small infill extension of the front elevation, add a modest sized rear extension, a modest side extension, and extend the driveway within the front garden.

Existing and Proposed Floor Plan



Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

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.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 12 - Achieving well-designed places

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- House extensions and other domestic alterations
- Parking

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website - No comments were received.

Highways DC: Highways provided a comprehensive assessment of the proposal but aside from requiring some conditions to be added to any decision notice, did not object to the proposal.

Forestry Officer: Following a site visit by the case officer, the proposed removal of three ornamental conifers, and the possible removal of a large shrub from the rear garden, close to the existing terrace, was, after discussion with the Forestry Officer not considered unacceptable, and no further action required.

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The site falls within Urban Fabric. Extensions and alterations to a domestic property are acceptable in principle provided that 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.

Scale, Design and Impact on the Character

Starting at the front elevation, the small infill extension is simply an approximate 2.2m front porch, featuring an external door, small window and steps leading up to the entrance door. It replaces an original open porch within the footprint of the original dwelling and features an approximate side projection from a front side elevation wall of 1.65m, and a front project of just 1.6m. With a flat roof height of around 3m to match the existing eaves, the proposal would have limited impact on the scale of the dwelling.

The side extension is relatively modest in size, with a footprint of approximately 7.2 sqm, a side projection of 1.8m and length of 4m. The extension would also be set back from the front elevation by over 5m, reducing its impact on the principal elevation, although rendering the garage unusable for cars, with just a 1m gap, between the extension and the side boundary. A side door is lost due to the side extension, but extra doors are proposed in the rear extension. With a roof height and style matching the original dwelling, the impact of the proposal on the scale of the dwelling would be limited.

The overall scale of the proposed rear extension, located on towards the eastern boundary of the dwelling, is relatively modest with a footprint of approximately 20 sqm, on a house of 80 sqm, and a width of 4m on a rear elevation of 9.3m. The rear projection of the extension is more pronounced, with an above average projection of 5m, although permitted development rights on a detached dwelling allow a 4m rear projection. With another roof of complementary style to that of the original dwelling, there would again be limited impact on the scale of the dwelling.

As noted above, each aspect of the proposal does not have more than a limited impact on the scale of the dwelling individually, and both individually and cumulatively have no more than a limited impact on the scale or structural design of the dwelling. However, as the whole dwelling is proposed to be fitted with a system which results in the whole dwelling being rendered, and with all windows being replaced to anchorite grey windows, there would be a significant change to the original cosmetic design and character of the dwelling.

Usually such drastic changes, in particular the render may not be considered acceptable. On this occasion whilst not a preferred design choice, with an existing dwelling opposite fully rendered, and appearing to have been for a considerable time, and with other dwellings featuring visible render from the proximity of the application dwelling, it would not be prudent to consider refusal based on the proposed render. Rather than just off-white coloured render, a darker coloured render, to provide contrast is proposed up to the dampproof course level, which varies in height from 0.49 to 0.76m due to differing ground levels.

Whilst the render on other dwelling is a significant factor; it is the varied cosmetic style and positioning of dwellings within the street scene which contribute to a nonuniform street scene. The basic structure of the bungalows remains similar, but side and rear elevations, extensions and alterations are visible, along with occurrences of render, stone accents differing coloured brickwork, and wooden cladding all provide a differing design feature.

The current front border treatment also adds some mitigation, through diffusion of the front elevation, but as noted on the plans, three ornamental conifers would be removed to make way for an extended driveway, which would be required to meet parking requirements. Whilst the loss of ornamental trees would not be a significant issue, they would have a minor impact through the front elevation becoming more visible.

On balance, when the limited impact of the scale and structural design is considered with what would be a moderate impact on design and character, primarily through the introduction of render; the proposal would be considered to have a modest impact upon the scale, design and character of the original dwelling, and would remain compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

The proposed front extension would be akin to a porch, and given its location, would not cause notable harm to the amenity of any neighbouring dwelling. The proposed side extension is less than two thirds the width of the original dwelling, set back from the front elevation of the dwelling and around 1m from the side boundary, and over 3m from the side elevation of the neighbouring dwelling, so in accordance with the SPD House Extensions and other Domestic Extensions, Although the proposal would partially extend the side elevation of the bungalow, its height is lower than the peak ridge height of the bungalow's main roof, and it removes a entrance door from the side

elevation. With the impact of the width of extension balanced by the removal of a side entrance door, the impact of the proposal would be considered little or none.

The proposed rear extension does project a reasonable distance, at 5m from the rear elevation but its impact is broadly balanced out by its narrow width. Although ground levels differ, the actual height difference between the main roof and the rear extension's roof is approximately 0.88m, which reduces the potential impact on neighbouring amenity. Whilst the location of the proposal would have little or no impact on most neighbouring dwellings, there may be a more limited impact on No.54, but this impact is significantly mitigated by the distance of the extension from the boundary and build line of the neighbouring dwelling at approximately 2.7m, and 5.74m respectively.

Whilst there are no windows proposed on the eastern side elevation of the extension, facing No.54, there is a proposed and obscure glazed window for a WC proposed within the existing eastern elevation of the dwelling. This window would have little or no impact and be considered as permitted development. The extension itself would also have little or no impact on the amenity of no 54, due to the extension almost shadowing the side elevation of the No 54's detached garage, which along with a lower roof height than the original roof, reduces visible impact when viewed from the neighbouring garden.

With at most a limited impact on neighbouring amenity, the proposal would be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Highways

The existing garage is proposed to remain but because of the side extension would become inaccessible for the parking of cars. With the garage actually being considered too small by current standards to be considered as a formal parking space, and with the extension impacting the current off-street parking provision, an extended driveway, into the front garden is proposed. As noted above there was no objection to these proposals by Highways DC, subject to the required decision notice conditions being implemented. There would therefore be no impact on parking provision or Highway Safety.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

RECOMMENDATION: Approve subject to conditions

Justification

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the

resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.