

2021/1342

Mr Mark Vallance

139 Barugh Lane, Barugh Green, Barnsley, S75 1LJ

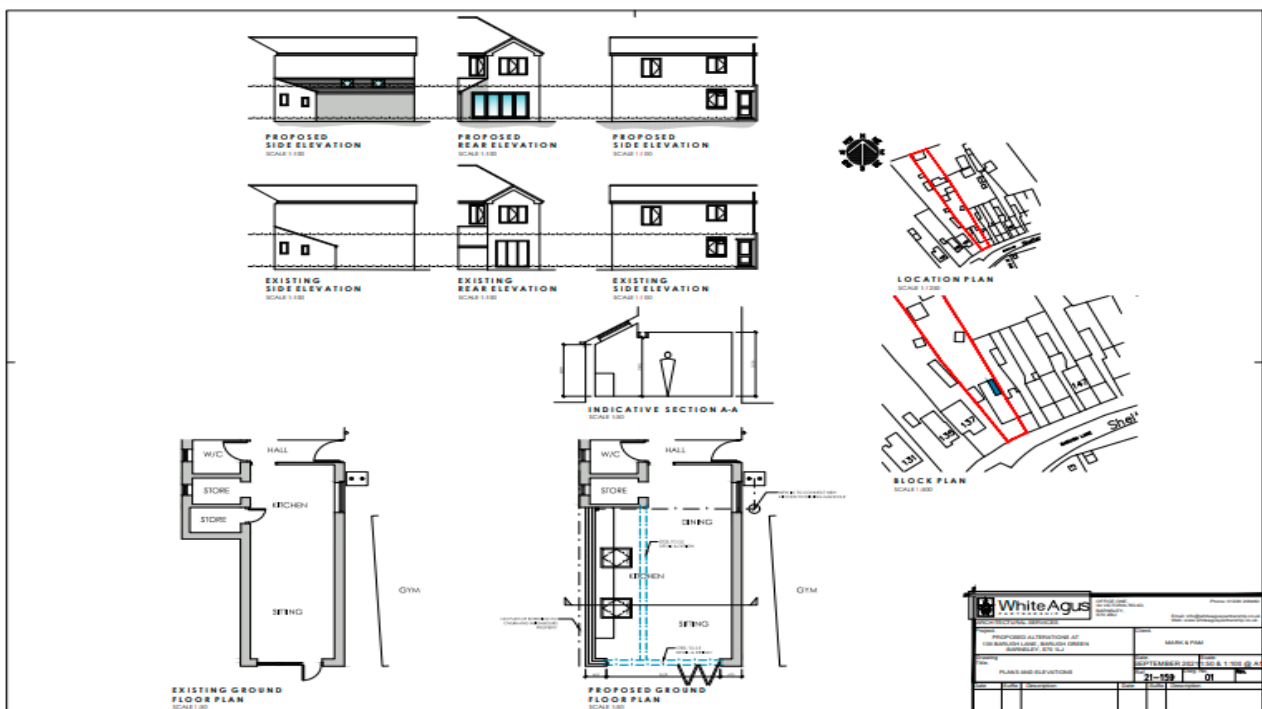
Single storey rear extension

Site Description

The dwelling is a two-storey semi-detached dwelling located in Barugh Green. Barugh Lane has a consistent street scene with the dwelling sitting at the end of a run of identical dwellings. The dwelling has a modest garden to the front and driveway to the side which leads to an outbuilding, a two-storey extension and a single storey extension to the rear.

Proposed Development

The applicant is seeking approval for the erection of a single storey rear extension. The extension will project 8.9 meters from the rear elevation of the dwelling and 6.25 meters from the existing rear extension. The extension has a width of 1.68 meters. The extension will feature a mono-pitched roof with a ridge height of 3.45 meters and an eaves height of 2.2 meters. The materials used will be matching brickwork and roof tiles.



Planning History

2007/0305 – Change of use of existing kennels to commercial cattery (Approve with conditions)

Policy Context

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

The Local Authority (LPA) has also adopted a series of Supplementary Planning Documents (SPD) and Supplementary Planning Guidance Notes, which are other material considerations.

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 Barnsley Local Plan (BLP) 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 the decision-making process as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

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.

Where a Local Plan is absent or relevant policies are out-of-date, permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. This is assessed against the policies in the NPPF as a whole; or where specific policies in the NPPF indicate development should be restricted or 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”*.

South Yorkshire Residential Design Guide

Section B1.3 of the above document outlines external spacing standards for establishing acceptable dimensions to seek to solve significant design issues related to privacy, overshadowing, overbearing and loss of outlook. For the purposes of daylighting and avoiding an overbearing relationship, back to side distances and the extent of rear extensions should be limited by the 45-degree rule.

Consultations

No consultees were consulted for this application.

Representations

Neighbour notification letters were sent to surrounding properties, one objection was received and in summary raised the following points;

- The proposed extension would be overbearing on the adjoining property
- The proposed extension would overshadow the adjoining property
- Concerns over potential encroachment onto the adjoining property through construction
- Concerns about drainage and the risk of rainwater flooding onto the adjoining property

Issues over the drainage for the proposed extension would be dealt with under building regulations and do not form part of the decision-making process for this application. Additionally, potential access for construction is not a material planning consideration.

Assessment

Principle of Development

The site falls within urban fabric as such, extensions 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 dwelling and are not detrimental to the amenity afforded to neighbours.

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

Firstly, there is no planning history for the existing two-storey extension however historic aerial photos show it was existing in 2002 and therefore is not enforceable. It is acknowledged that the extension is of a significant size however its establishment can no longer be disputed. Therefore, when considering the impact of the proposal it's whether the significance of the impact upon the adjoining dwelling increases with the addition of the single storey rear extension.

The SPD states that *"on semi-detached dwellings an extension should not project more than 4m and again, the eaves height should not exceed 2.5m where the extension would project beyond 3m"*. The extension doesn't conform to the recommended projection established by the SPD and the total projection from the original rear elevation of the dwelling is more than double the recommended projection at 8.9 meters. This in addition to the extension being located adjacent to the boundary would have a detrimental impact on the amenity of the adjoining property.

There will be further loss of outlook to the ground floor rear window on the adjoining dwelling due to the proposed rear extension being adjacent to the boundary with the dwelling, therefore filling in the remaining gap between the boundary and the two-storey rear extension. This will further enhance the sense of enclosure that has already been created to the rear of the neighbouring dwelling and increase the tunnelling effect as a result of the 8.9-meter proposed projection which also leads to an increase in the overbearing nature of the extension. The proposal increases the harm from the existing because the existing single storey rear extension is set back in its projection from that of the two-storey extension to which the proposal is not and adds an extra 6.25 meters in projection.

Whilst it is considered that the proposed extension would not have any significant detrimental impact on levels of overlooking, this does not warrant the approval of a scheme which would have a detrimental impact on the residential amenity of the adjoining dwelling by means of loss of outlook, being overbearing and enhancing the sense of enclosure.

The proposal is considered to be contrary to Local Plan Policies GD1: General Development and D1: High Quality Design and Place Making and is unacceptable 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 and roof tiles proposed. The extension utilises a mono-pitched roof which is akin to the pitched roof on the existing rear extension.

This roof type is acceptable because it is in keeping with the existing dwelling even though it has a hipped roof and therefore will maintain the character of the dwelling. The proposed extension conforms to the SPD in terms of its external materials and roof type and it will have little impact upon the character of the street scene due to being set to the rear of the property.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Refuse