

2022/0177

Mrs Denise Prigmore

12 Bamford Close, Dodworth, Barnsley, S75 3SL

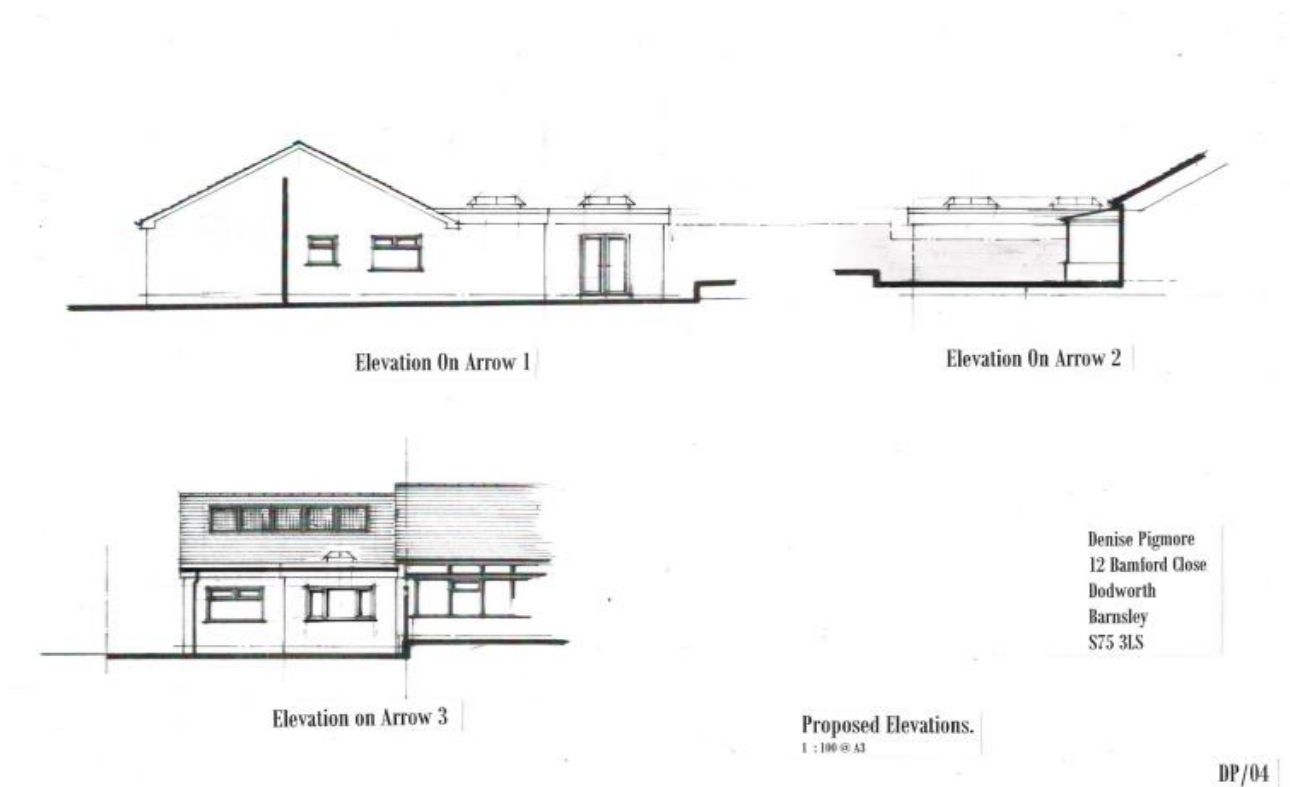
Removal of existing conservatory and erection of a single storey rear extension on the same footprint

Site Description

The dwelling is a semi-detached bungalow located in Dodworth. Bamford Close has a mixed residential street scene that transitions from bungalows to detached two-storey dwellings. The dwelling has a driveway to the front and side which leads to detached garage. To the rear are two existing rear extensions (one to be replaced) with the extension off the original rear elevation having a flat roof and spanning the full width of the dwelling followed by a conservatory style extension.

Proposed Development

The applicant is seeking approval for the erection of a single storey rear extension. The extension will project 3.7 meters from the rear elevation of the dwelling as previously extended. The extension has a width of 3.45 meters. The extension will feature a flat roof with a total height of 3.85 meters and an eaves height of 2.8 meters. The materials used will be matching brickwork and roof materials.



Policy Context

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

Local Plan Allocation – Urban Fabric

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. 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. 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”*.

Consultations

No consultees were consulted for this application.

Representations

Neighbour notification letters were sent to surrounding properties, no comments were received.

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.

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 by way of the existing rear extension to which the proposed extension will use matching brickwork and roof materials to.

The extension utilises a flat roof and although flat roofs are not a supported roof type due to being an inferior form of construction, it is acceptable in this circumstance as the existing rear extension also features a flat roof. Therefore, the proposed roof will harmonise with that instead of the existing glazed conservatory roof which is less cohesive. Additionally, the roof will not be highly visible from public vantage points or impact upon the street scene of Bamford Close.

The proposed extension partially conforms to the SPD in terms of its external materials and roof type, however it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being set to the rear of the property.

The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

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 when combined with the existing extension exceeds the recommended projection set by the SPD by 2.35 meters as well as exceeding the recommended eaves height by 0.3 meters.

However, the proposed extension is replacing an existing rear extension on the same footprint and is already in breach of the recommendation, therefore that length of extension would be present with both possible outcomes of this application as the existing extension is not enforceable. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. In terms of overlooking the amount of glazing proposed is considerably reduced when compared to the existing conservatory and is therefore less impactful.

The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Approve with conditions