

2022/1130

Mr Wayne Postans

5 Daisy Drive, Barnsley, S70 4NY

Single storey extensions to the side and rear of dwellinghouse

Site Description

The dwelling is a two and a half-storey end of terrace dwelling located in Barnsley. Daisy Drive has a consistent residential street scene with other similar dwellings present although the host dwelling is part of the only run of terraced dwellings. The dwelling has a small garden area to front and a detached garage to the side/rear. To the rear is a garden and patio area.

Planning History

B/75/2383/BA - Outline for erection of maintenance depot (Historic)

B/76/2239/BA - Erection of maintenance depot for bus vehicles (Historic)

B/78/2899/BA - Alterations to doors and widening of vehicular access to A61 (Historic)

B/81/1265/BA - High level storage diesel fuel tanks, and extension of workshop (Historic)

B/05/0596/B - Demolish existing buildings and erect 150 dwellings consisting of flats, town houses, semi-detached and detached houses, with garages and parking (Refused)

2006/1894 - Residential Development of 200 dwellings with associated landscaping and access works (Approved Subject to Legal Agreement)

2010/0406 - Variation of condition 40 of previously approved application 2006/1894 to allow occupation of additional plots prior to the scrap yard being decommissioned and remediated in its entirety (Approved with Conditions)

2010/1013 - Residential development of 200 no. dwellings and associated works (Approved Subject to Legal Agreement)

2011/1034 - Variation of condition 14 (timescale for highway improvement works) of planning permission 2010/1013 - Residential development of 200 dwellings and associated works (Approved Subject to Legal Agreement)

2012/0490 - Substitution of house types to 17 no. dwellings on previously approved application 2010/1013 (Approve with Conditions)

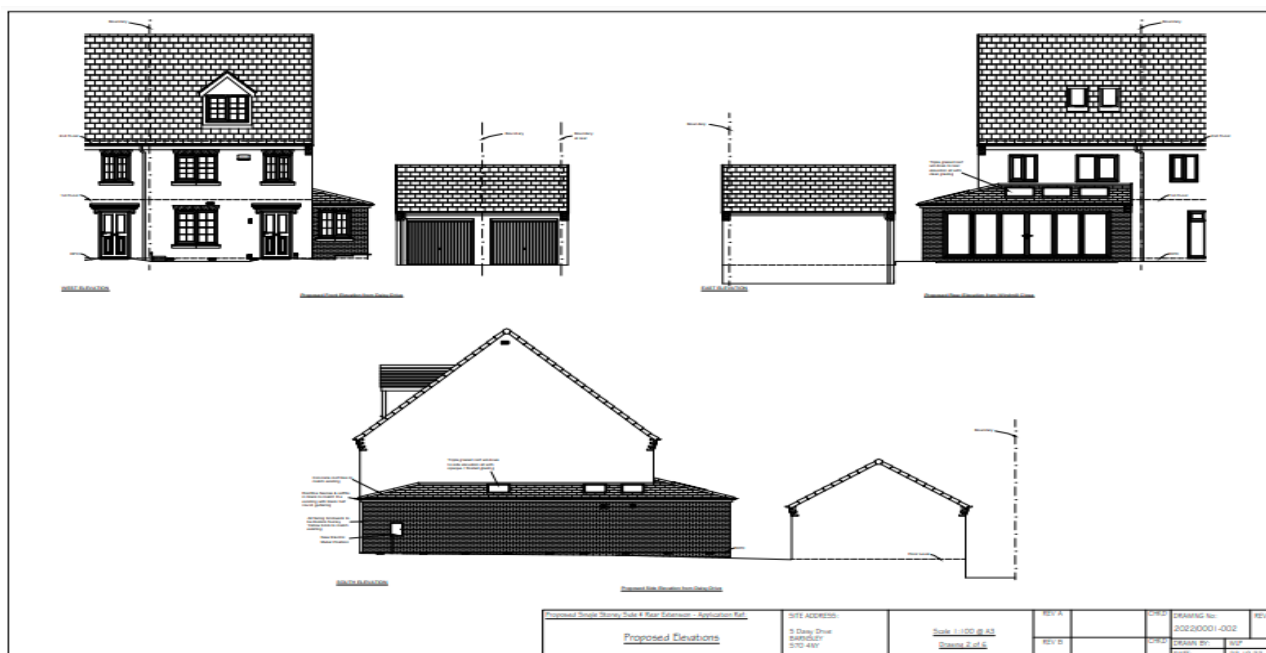
2012/0817 - Substitution of house types Plots 90-141 and erection of 3 no additional houses (Approved Subject to Legal Agreement)

2013/0270 - Substitution/repositioning of 11 no dwellings (Plots 142-152) to previously approved residential development 2010/1013 (Approved Subject to Legal Agreement)

2013/0305 - Substitution of house types Plots 139-141 and erection of 1 no. additional house (Approved with Conditions)

Proposed Development

The applicant is seeking approval for the erection of single storey side and rear extensions. The side extension will project 1.8 meters from the side (south) elevation of the dwelling. The extension has a width of 11.9 meters. The extension will feature a hipped roof with a ridge height of 3.15 meters and an eaves height of 2.3 meters. The materials used for both extensions will be matching brickwork and roof tiles to the existing dwelling. The rear extension will project 2.5 meters from the rear elevation of the dwelling. The extension has a width of 6.75 meters. The extension will feature a hipped roof with a ridge height of 3.45 meters and an eaves height of 2.5 meters.



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

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application.

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”*.

Provisions under the ‘Town and Country Planning (General Permitted Development) (England) Order 2015’

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) states that a single-storey extension, extending beyond the rear of the original house by no more than 4 metres (if a detached house) or 3 meters in any other case, that are no more than 4 meters in height and built using matching materials, can be erected without a planning application.

This is an important consideration with this application as it represents a potential fallback position, whereby a single storey rear extension can be erected without planning permission, because the Government considers the impact of such development to be modest.

Consultations

No consultees were consulted for this application.

Representations

Neighbour notification letters were sent to surrounding properties, one letter of support was received, however, concern was raised about potential impacts from construction. A condition is therefore proposed to control hours of construction.

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. 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 for both extensions will be matching brickwork and roof tiles to the existing dwelling. Both extensions utilise a hipped roof which is akin to the existing dwelling's pitched roof and therefore acceptable. The proposed extensions conform to the SPD in terms of the external materials and roof type used, therefore they will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being partially 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 single storey side extensions "*should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling)*". A projection of two thirds of the original dwelling would be 3.5 meters and the proposed projection is to be 1.8 meters therefore, the proposed projection is acceptable. The proposed side extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The SPD states that "*single storey extensions to the rear of terraced houses should not exceed 3.5 metres in projection and where they exceed 3m in length the eaves height should not exceed 2.5m*". The proposed extension is within the projection limit set above and therefore acceptable. The proposed extensions will not significantly increase overlooking, only rooflights are present on the side extension and the rear extension has a modest projection hence the patio doors will not be harmful. 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