

2023/0828

Mr Deyan Dimitrov

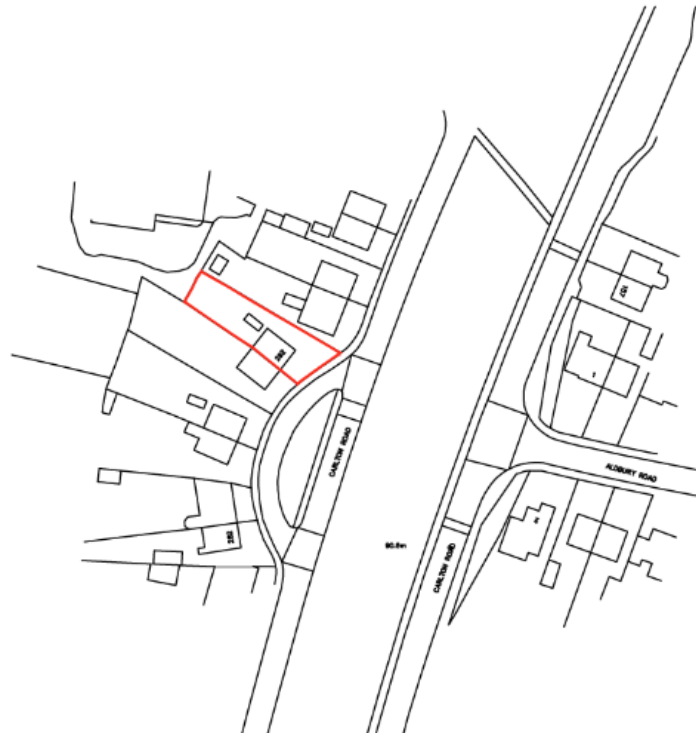
292 Carlton Road, Athersley South, Barnsley, S71 2BA

Single storey rear extension and canopy (Amended Plans).

Site Description

The application relates to a plot located on the western side of Carlton Road and in an area that is principally residential with educational facilities, religious buildings and limited commercial uses within the locality.

The property in question is a two-storey semi-detached dwellinghouse constructed of red brick featuring a pitched roof with red interlocking roof tiles. The dwellinghouse is fronted by a modestly sized garden and a driveway that extends to the side. A timber fence and access gate to the side of the property separates a larger rear garden accommodating an existing single storey, flat roof detached outbuilding constructed of red brick. Boundary treatments comprise timber fencing, mixed vegetation, and trees.



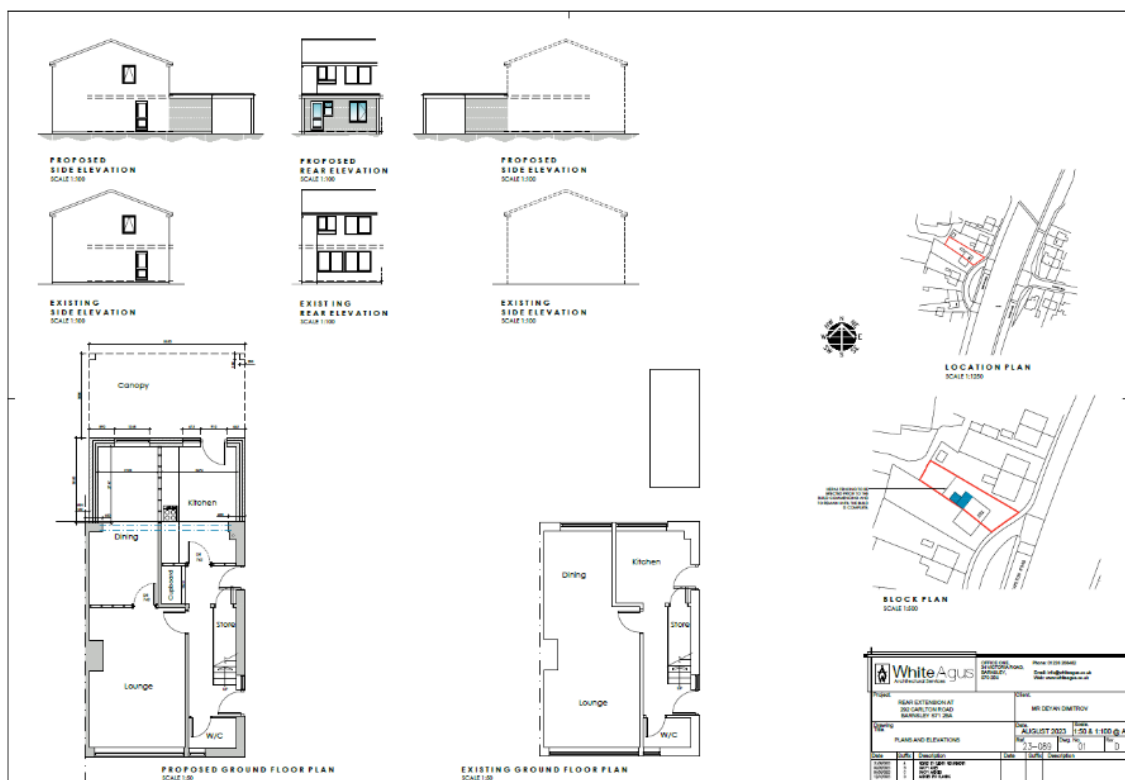
Planning History

There are no previous planning applications associated with the application site.

Proposed Development

The applicant is seeking approval for the erection of a single storey extension and canopy to the rear of the property.

The proposed extension would be constructed of red brick and would project from the rear elevation of the original dwellinghouse by approximately 3.05 metres with a width of approximately 5.55 metres. The extension would adopt a flat roof with an approximate total height of 2.9 metres. A timber constructed canopy would project from the rear elevation of the extension by approximately 3 metres and would adopt a flat roof with an approximate total height of 2.9 metres.



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 application site is allocated as urban fabric within the adopted Local Plan which has no specific land allocation; 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.

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 Town and Country Planning (General Permitted Development) (England) Order 2015

Schedule 2, Part 1, Class A of the GPDO allows for the enlargement of a semi-detached dwellinghouse consisting of a single storey rear extension provided that: it would not extend beyond the rear wall of the original dwellinghouse by more than 3 metres; exceed 4 metres in height; or where the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, the height of the eaves would not exceed 3 metres.

Schedule 2, Part 1, Class A of the GPDO also allows for the enlargement of a semi-detached dwellinghouse consisting of a larger home extension provided that: it would be of a single storey; not extend beyond the rear wall of the original dwellinghouse by more than 6 metres; and receive no objections from adjacent neighbouring properties upon the submission of an application to determine whether prior approval is required.

Consultations

A Forestry Officer was consulted on the application and no objections were received.

Representations

Neighbour notification letters were sent to surrounding properties and no representations were received.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation; therefore, 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, including visual amenity and highway safety.

Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

A 45-degree rule will be applied as a guide to determine and limit the extent of overshadowing to adjacent neighbouring properties.

The proposed extension and canopy would be located to the north of adjoining property, 290 Carlton Road. Though extensions located to the north of adjacent properties are generally expected to have a lesser impact regarding overshadowing, the proximity of the extension and canopy to the southern party boundary could contribute to some impact, especially as the 45-degree rule would be exceeded. Potential impacts are not expected to be detrimental, however, especially as the canopy would not be a solid structure, and a proposed set in from the party boundary and existing treatments comprising timber fencing and mixed vegetation could offer some mitigation. The same existing boundary treatments are also likely to be contributors to existing levels of impact. Further existing overshadowing is likely to occur and be experienced due to a group of trees located to the west and south-west of the neighbouring property. Nevertheless, it is recognised that an extension of the scale proposed (without the canopy) could be erected as permitted development without the need for planning permission and the canopy would likely have a limited impact. Additionally, the combined scale of the extension and canopy would not exceed the limits permitted for a larger home extension and no objections were received.

New windows would be limited to the rear elevation of the extension and a sufficient separation distance would be maintained to the rear boundary. Existing treatments in this location offer suitable screening of the application site and would likely maintain existing levels of privacy. The proposals would unlikely result in significantly increased levels of overlooking.

The proposed extension and canopy would continue the form of the original dwellinghouse and would be set in from the southern party boundary by approximately 0.15 metres. As such, the

proposals would not directly obstruct the outlook of the adjoining neighbouring property and existing amenity levels would likely be maintained to a reasonable degree.

As such, the proposals are not considered to be overbearing, resulting in increased overshadowing, overlooking, or reduced levels of outlook that would significantly increase beyond existing levels of impact that are likely to be 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 extension and canopy would be partially visible from the public realm of Carlton Road due to the positioning of the host property within the building line.

The extension would be constructed of red brick that would match or be of a similar appearance to the external materials used in the construction of the original dwellinghouse, and the canopy would be constructed of timber. Though timber would not directly reflect existing external materials, its use is not uncommon for development of this type and would likely have a neutral appearance.

The extension would adopt a flat roof which is generally considered to be aesthetically inferior and would not be entirely in keeping with the existing character of the dwellinghouse. Nevertheless, the roof would not be an overbearing nor unnecessarily prominent feature and would be unlikely to significantly detract from the existing character of the dwellinghouse or surrounding area, especially as flat roof development is not uncommon within the locality and existing fencing could act as screening.

Overall, the scale of the extension is relatively modest, remaining subordinate to the original dwellinghouse and adopting sympathetic external materials. Though the canopy would contribute to a larger combined scale, its individual scale would maintain that of the extension, and would provide an additional functional element with a likely neutral appearance.

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 an existing driveway to the front and side of the property. As the extension and canopy would be constructed to the rear, existing parking arrangements are unlikely to be impacted. As such, highway safety would be maintained to a reasonable degree and the proposals are considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Other Issues

Following a site visit and discussions with the Forestry Officer it was agreed that the trees located to the north-west rear corner of the site would not likely be impacted by the proposed development. As such, a tree survey was not required in this instance, however, appropriate tree protection measures should be in place prior to and during any demolition and construction works.

Recommendation

Approve with Conditions