

2023/0362

Mrs Gail Naylor

180 Upper Sheffield Road, Barnsley, S70 4PS

Single storey extension to rear including associated underbuild, raised platform and platform lift and stairs down to garden level

Site Description

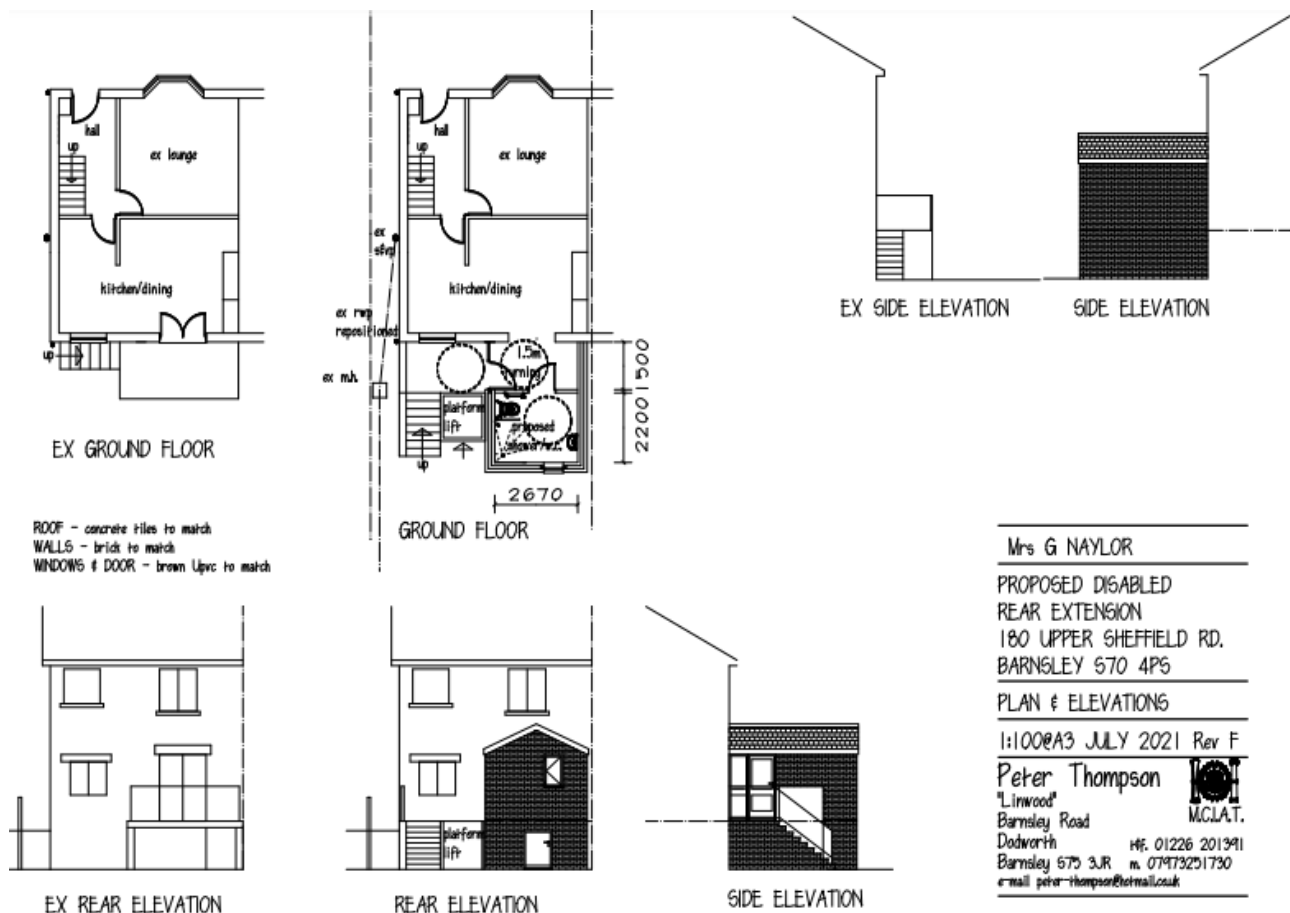
The dwelling is a two-storey semi-detached dwelling located in Barnsley; it is set back from the highway, separated by garden space and a brick-built boundary wall. Upper Sheffield Road is a classified road (A61) and has a consistent residential street scene. To the rear there are detached garages providing off-street parking, reached by an alternative access road off Upper Sheffield Road, to the North-East of the site. The dwelling benefits from a small front garden and a larger garden to the rear which falls away to the south.

Planning History

2021/1016 - Erection of single storey extension to front of dwelling for disability purposes (Approved with Conditions)

2022/1293 - New dropped kerb and access for vehicular parking to front of dwelling (Undetermined)

Proposed Development



The applicant is seeking approval for the erection of a single storey rear extension. The extension will project 4.1 meters from the rear elevation of the dwelling. The extension has a width of 3.3 meters. The extension will feature a pitched roof with a total ridge height of 4.6 meters and a ridge height from the highest ground level of 3.1 meters. It has a total eaves height of 3.6 meters and an eaves height from the highest ground level of 2.1 meters. The materials used will be matching brickwork and roof tiles to the existing dwelling.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the 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 also 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 and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 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

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).

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 – Development will be approved if 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 D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other 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 *"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, no comments were received.

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 will match the existing

dwelling with matching brickwork and roof tiles being used. The extension utilises a pitched roof which is akin to the existing dwellings pitched roof and is therefore acceptable.

The proposed extension conforms to the SPD in terms of its external materials and roof type, therefore 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

No objections were received from the neighbouring properties. The SPD states that for rear extensions *“on semi-detached dwellings an extension should not project more than 4 meters and again, the eaves height should not exceed 2.5 meters where the extension would project beyond 3 meters”*. The rear extension slightly exceeds the above criteria with a projection of 4.1 meters and an eaves height of 3.6 meters.

However, the proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to the height being restrained in relation to the height of the windows on the host dwelling and adjoining dwelling. This is due to the level of underbuild increasing the overall height of the extension above the recommendation but without the usual impact that would occur. Additionally, the extension is set to the northwest of the adjoining property therefore overshadowing although possible due to the projection and location will be limited and not as impactful as if it was set to the south.

Regarding the 45-degree rule, it is noted that an extension in the proposed location that was in accordance with permitted development guidelines would intersect the 45-degree given the proximity of the patio doors on the adjoining dwelling to the host dwelling. Therefore the potential loss of outlook could still occur without planning permission and given the modest projection when compared to what could be erected using a prior notification application it is deemed the proposal would not be significantly detrimental to the amenity of the adjoining dwelling.

In terms of overlooking no windows are located on the side elevations of the extension and therefore the proposal would not cause significant levels of overlooking. 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