2023/0955

Applicant: Ms Harrison

Address: 17 Chapel Street, Bolton Upon Dearne, S63 8HY

Description: Proposed single storey rear extension to existing 2 storey dwelling and rendering of whole dwelling

Site & Location Description:

The dwelling is situated on a small side street off the B6098 Furlong Road in the village of Bolton Upon Dearne, a former mining village in the Deane Valley, located approximately 11km east of Barnsley town centre. The street is a dead-end street for vehicular traffic, although pedestrian access to the large cemetery, which borders the western edge of the street and wraps around the rear of the odd numbered side of the street, is accessible to pedestrians. Whilst the even numbered side of the street solely comprises of blocks of terrace houses, the odd number side, where the application dwelling is situated, comprises of the two parts of an original single terrace block, with numbers 7 and 9 missing, three pairs of semi-detached houses and a single detached house. Houses are predominantly constructed of red brick, of varying ages, but some have been rendered or painted.

The application dwelling is the extended end terrace within the larger block of terraced houses, located approximately halfway along the street, next door to the semi-detached dwelling of No. 19. The dwelling is constructed of red brick and features a grey tiled gable style roof, slightly raised in height in comparison to the adjoining terrace dwellings. The exposed side elevation is painted in a dark grey colour. The wide front garden features a low brick wall with brick columns and metal lattice work in-between, which sits outside the two front windows, which include a replacement of the original front door with a window, and the installation of a bay window and canopy above. An existing ground floor side extension featuring a garage and the front door is set back from the front elevation which allows for an open plan, block paved driveway to be situated between the extension and the highway. The extension is constructed of unmatching orange brick and black UPVC glazing, although the gable style, grey tiled roof does complement the dwelling.

At the rear of the dwelling a two-story outrigger style extension with pitched roof is located on the boundary with No.15, it is unclear if this was original or a post 1948 addition. Between this and the extension is a paved patio area, whilst the remaining garden is lawned.



Site Location Plan - Scale 1/1250

Planning History:

- **B/87/0747/DE** – Erection of garage and extension to dwelling - approved 4th August 1987

Proposed:

The proposal is for ground floor rear/side extension, located in the rear garden of the dwelling. As the proposal would attach onto the confirmed existing side extension, creating a wraparound style extension, it renders the proposal ineligible for permitted development or prior notification approval. The proposal is also attached to the side of the outrigger of the house, although it remains unclear as the age or originality of this aspect of the dwelling.

In addition to the proposed extension, the application is also for the full render of the dwelling, with some complementary brick facing design features.

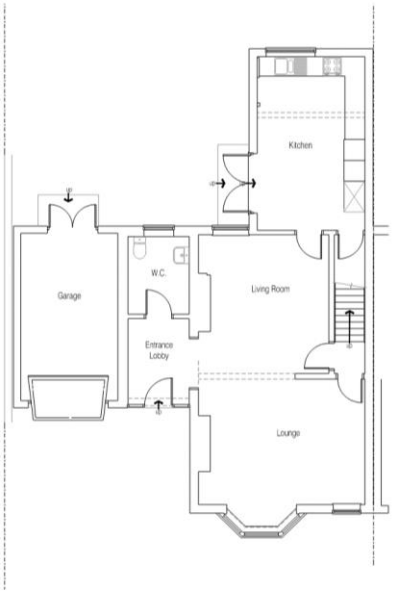
Measurements:

All existing roof and eaves heights have been measured on the existing plans and remain unaltered on the proposed plans. However, as noted the existing main roof height appears visually higher than the adjoined neighbour and other dwellings within the terrace block.

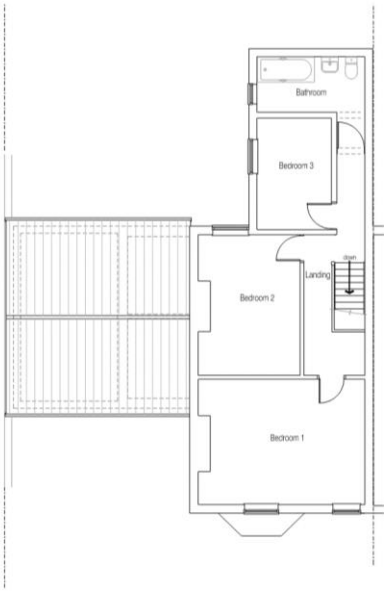
Proposed Extension:

- **Projection: 5.06m** (from original rear wall) / 10.46m (Including existing side extension)
- **Width: 4.05m** (existing extension 5.26m)
- **Eaves Height: 2.48m** (original house: 6.31m, outrigger: 5.79m, existing extension: 2.65m)
- **Maximum roof height: 3.68m** (original house: 9.39m, outrigger: 8.6m, existing extension: 4.6m)

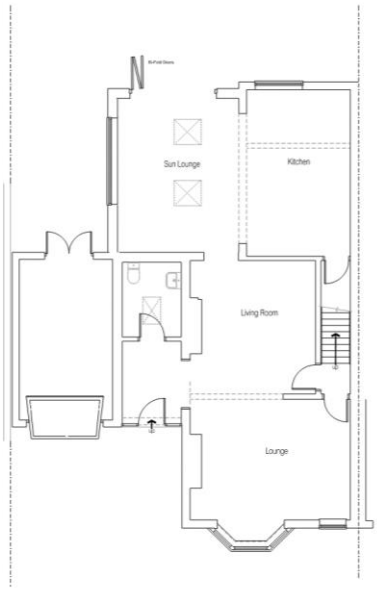
Existing and Proposed Floor Plans and Elevations



Existing Ground Floor Plan



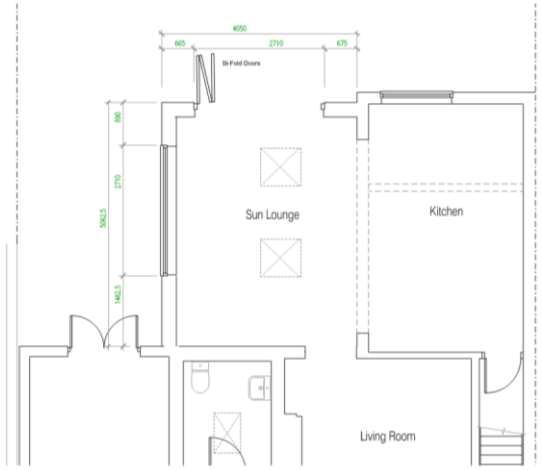
Existing First Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Ground Floor Plan



Existing Side Elevation



Existing Front Elevation



Existing Rear Elevation



Existing Side Elevation - viewed from neighbouring property



Proposed Side Elevation



Proposed Front Elevation



Proposed Rear Elevation



Side Elevation - viewed from neighbouring property unaltered

Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; no comments or objections were received.

Consultees:

Forestry Officer: The forestry officer confirmed that after viewing the information provided, the species of the tree would have no impact upon the proposed extension and equally the proposal would not have an impact upon the tree, with the existing brick wall acting as tree barrier. As such there is no objection or specific conditions required.

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.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, 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, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.
In respect of this application, relevant policies include:

Section 12: Achieving well-designed places - The Government attaches significant 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 achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

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.

SD1: Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

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.
T4 – **New Development & Highway Safety:** New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Assessment

Principle of development

The site is located within land designated as Urban Fabric. Extensions and other alterations to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

The dwelling, in what appears common with other dwellings on the street, has been extended. For consideration of residential amenity, with the proposed extension entirely being located within the rear garden of the dwelling being a considerable distance (over 25m) from the graveyard adjacent to the rear boundary, and with a shed and two large trees at the boundary, it would just be the adjacent neighbours whose residential amenity may be affected by the proposed extension.

For the attached neighbour at No.15, beyond any potential noise disruption caused during the construction of the proposal, there would seem to be no potential harm to their residential amenity. as in between the proposal and the neighbour's dwelling is the existing two-story outrigger, which is both higher and features a longer rear projection than the proposed extension, which would be obscured from view from the neighbour's house and patio area and partially viewable from their garden.

In contrast, the proposed extension may have an effect upon the residential amenity of the neighbouring dwelling at 19. However, through a combination of mitigating factors, it would appear overall that any potential impact would be diluted to an insignificant level. Firstly, the proposed extension is only a ground floor extension and has an eaves (2.48m) and roof height (3.68m) compliant with both permitted development rights which allow extensions to have a maximum height of 4m, and the local House Extension and Other Domestic Alterations SPD, which allows eaves heights of up to 2.5m for extensions with a rear projection over 3m. Secondly, although the proposal features windows within the side elevation, the windows are at approximately 1.75m (5.9ft) above ground level and are only 0.47m in height. Furthermore, these windows look out onto the blank elevation of the neighbour's outbuilding and a large tree at the boundary, which in addition the high, narrow windows, would make any overlooking of the neighbour's dwelling or garden both very difficult and very unlikely. Existing patio doors on the side elevation of the outrigger are to be removed by the addition of the extension, reducing existing potential overlooking of No.19

New bifold doors on the rear elevation of the proposed extension would only directly overlook the rear garden of the application dwelling, with no neighbours to the rear. As always with rear doors, there is some potential to indirectly overlook neighbouring gardens but with existing strong boundary treatments, any potential harm to residential amenity of any neighbouring dwellings would be minimal. Three new roof lights are proposed, but these are in locations which would not affect the residential amenity of neighbouring dwellings.

In relation to the proposed render of the house, if a neutral colour tone of a variation of cream is applied to the dwelling, it would complement other dwellings on the street and would not have a detrimental effect on the residential amenity of the neighbouring dwellings or broader area of the street.

Visual Amenity

In common with the residential amenity, the location of the proposed extension would have limited impact upon the visual amenity off the area due to its location. Being unseen from the street scene and visible, but at a considerable distance from the public graveyard, the extension aspect of the proposal would have an insignificant impact upon the character of the dwelling or street scene.

In relation to the proposal to render the whole dwelling, this would have the potential to cause a significant impact on the visual amenity of the area. However, in consideration of the mismatched nature of the existing dwelling, with different coloured brickwork on the dwelling and extension and a wall painted grey, it could be considered that the dwelling is already out of character with the street scene. For the odd numbered houses within the street, the large, detached dwelling at No 31, a semi-detached at No.21, and terraced house at No.9 are fully rendered, whilst No's 1 & 3, adjacent to number 9 are part rendered, including the prominent end terrace elevation of No. 1. On the even side, No's 22 and 42 are painted in a cream colour, whilst No. 20 is painted red. With many dwellings rendered on the odd side of the street, and some painted on the even side, it would not be significantly out of character if another dwelling was rendered. Equally by rendered the dwelling in cream colour, it would bring the mismatched original dwelling, existing extension and proposed extension into a coherent design and improve the overall character of the existing dwelling., whilst complement other rendered dwellings.

Highway Safety

There are no proposed changes to the parking arrangements or access to the dwelling and no increase in bedroom numbers. Existing conditions in relation to highway safety, imposed by planning decision notice B/87/0747/DE in 1987 also appear to remain adhered to, with a 5m distance between the front extension and edge of the pavement and a front boundary treatment lower than 1m high. As such the proposal would not have an impact upon highway safety.

Summary

The applicant had initially sought to implement the proposed extension through a prior-notification application. Whilst the measurements of the proposed extension and lack of objection from neighbouring dwellings would have allowed such an extension, as the proposal is to be built onto an existing extension, creating a wrap-around style extension, a householder planning application was required and consequently submitted. Despite this single technicality preventing the extension's construction without planning consent, a full assessment has been carried out in line with any other application. In addition to the initial proposed extension, rendering of the whole dwelling and proposed extension has been sought. As described above, both the proposal for the extension and the render does not significantly impact upon the residential or visual amenity of the dwelling's

neighbours and does not have a negative impact upon the character of the application dwelling or street scene. Both proposals also have no impact on Highway safety. As such the application is recommended for approval.

Recommendation: Approve with conditions