2023/0183

Mr Jamie Marsh

3 St Owens Drive, Pogmoor, Barnsley, S75 2LD

Erection of single storey side and rear 'L' shaped wrap around extensions to bungalow

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Site Description

The dwelling is a brick built, detached, dual pitched roofed bungalow located on the corner of St Owens Drive and St Catherines Way. It is located within a predominantly residential area consisting largely of bungalows. There are gardens to the front, side (west) and rear of the property. To the side (east) there is a driveway accessed off St Owens Drive leading to an attached garage. There is a neighbouring detached bungalow to the east with playing fields beyond. There are detached bungalows on St Owens Drive to the north and on St Catherines Way to the south and west.

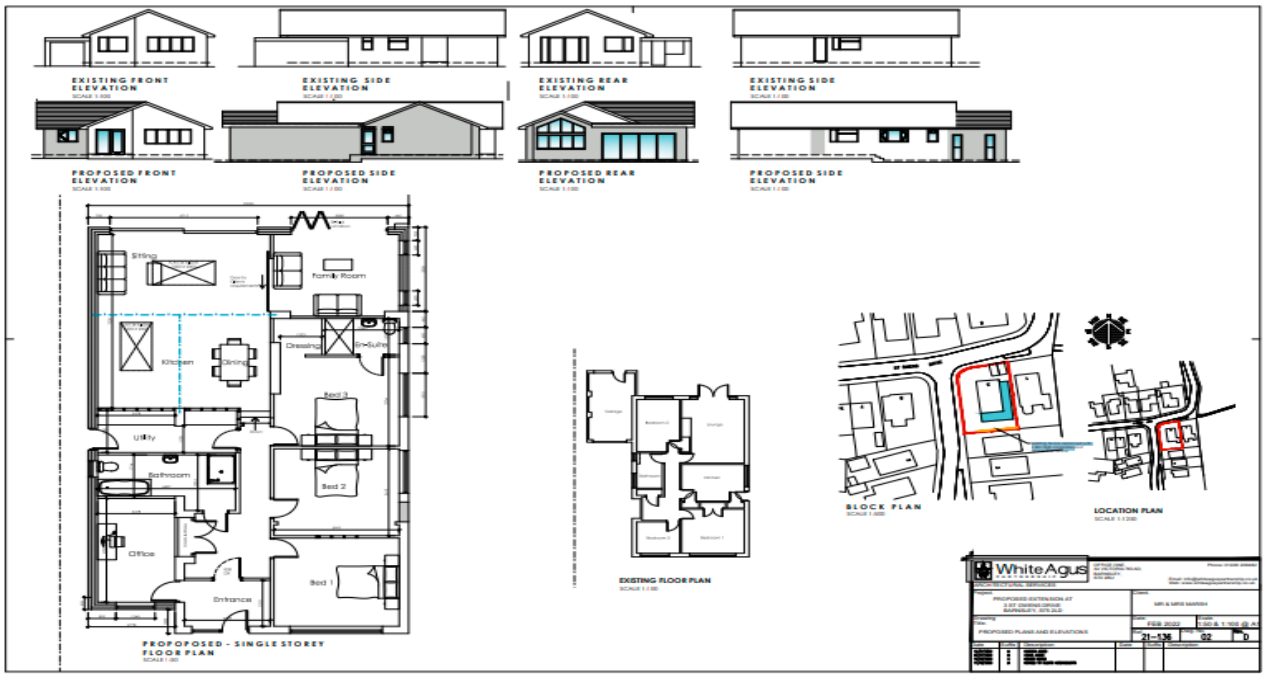
Planning History

2021/1473 - Conversion of bungalow into chalet bungalow with new internal first floor involving extension of the roof height and eaves, one and a half storey front extension, single storey side extension, new first floor windows to the front and rear, roof lights and altered external facing materials (Refused)

2022/0376 - Erection of single storey side and rear 'L' shaped wrap around extensions to bungalow (Approved with Conditions)

2022/0783 - Upward and single storey side extensions to create chalet bungalow with internal first floor with associated first floor window to front, rooflights on both sides and changes to the external facing materials (Refused)

Proposed Development



The applicant seeks permission to erect a single storey, 'L' shaped extension which wraps around the side (east) and rear (south) elevations of the bungalow. The side extension is set back from the original front elevation and projects 2.8 meters from the side (east) elevation. The side/rear extension projects 3.5 meters from the rear elevation. Part of the side extension and part of the rear extension have pitched roofs with the southeast part of the extension having a flat roof. The extension would accommodate an office, utility room, extended kitchen/living/dining space and family room.

The changes made to this application from that of 2022/0376 are the introduction of two windows in the side elevation of the family room and changes to the fenestration on the rear elevation featuring larger openings and more glazing. Off-white render is also proposed on the rear elevation and on the side (east) elevation away from the highway.

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.

<u>Supplementary Planning Document: House extensions and Other Domestic Alterations</u>

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, two objections were received and in summary raised the following points;

- I would like to object as it will block out so much of my natural light.
- Will not be in keeping with other bungalows around the area.
- It will be very intrusive in respect of seeing into neighbouring back yards homes.
- Parking again is a major concern.
- Where will 2 cars park without a drive, it seems customers are parking on St Catherines Way.

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.

Most of the proposal has already been approved under application 2022/0376, therefore this assessment will focus on the changes from that; being the introduction of the two windows in the side elevation of the family room, the changes to the fenestration on the rear elevation and the inclusion of off-white render on the rear elevation and side (east) elevation of the dwelling.

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Visual Amenity

The change in relation to visual amenity comes in the form of the proposed render. The colour of this is to be off-white. On the side (east) elevation this is not deemed harmful as it will not be highly visible in the street scene due to being screened by the neighbouring dwelling (1 St Owens Drive) as that elevation is not open to street scene due to the massing of the proposed side extension.

Render is also proposed on the rear elevation along with the changes in fenestration. This elevation is open to St Catherines Way; however, the inclusion of render is not deemed significantly detrimental to the character of the street scene as the elevation is not the principle elevation. Additionally, render is present on the front elevations of various dwellings on St Catherines Way. 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

It is noted that the proposed rear extension would have habitable room windows in its rear elevation facing the neighbouring dwelling and its associated amenity space to the south. The principle for these windows was set under application 2022/0376 and it is deemed that the proposed changes to the fenestration are acceptable and would not cause an increase in significant levels of overlooking over the already approved windows. Additionally, the proposed 1.8-meter-high close boarded fence on the rear boundary would limit views and is to be retained as per the previous application. The addition of the windows to the side (west) elevation are not deemed harmful and look out onto St Catherines Way instead of a neighbouring dwelling. 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. The proposed parking arrangements are the same as those already approved under the previous application. The existing property has three bedrooms and a driveway capable of accommodating at least two vehicles. The proposed side extension would be built on the existing driveway however the plans demonstrate that two parking spaces can be accommodated on the site along with the proposed extensions, therefore, the dwelling would still meet the recommended parking requirements.

Other Issues

Concerns have been raised regarding the running of a business from the dwelling and the impact that is having upon parking provision. There are no hard and fast rules at the national level regarding the thresholds as to when home-based business proposals require planning permission. This means that we as a Local Planning Authority have the unenviable task of using the information supplied to us by applicants to make a judgement call based upon a matter of fact and degree as to whether a specific proposal would trigger a ‘material change of use’, which is the point at which something becomes a form of development as defined by S55 of the Town and Country Planning Act.

As shown with the submitted plans the extension is to provide residential rooms for the family and not provide dedicated business space, as such, the extensions are unlikely to increase business operations on the site. However, If the authority receives any complaints in relation to the business based upon material planning considerations such as noise and disturbance affecting the enjoyment of their home, we may request that a separate formal planning application is required.

Recommendation

Approve with conditions