
2016/1226

Applicant: Stephen Davis, C/o Sean Lilley

Description: Erection of a single storey extension to the rear of the dwelling.

Site Address: 4 Orchard Terrace, Cawthorne, Barnsley, S75 4HN

Cawthorne Parish Council objected to the initial scheme. Amended plans have been received but no further formal comments have been received. There have been 2 letters of objections from the same resident

Site Location

The site is located on Orchard Terrace in Cawthorne close to the Spencer's Arms public House. The site consists of a large mid-terraced dwelling, stone built with a pitched roof design. The property benefits from a private front and rear garden area. Beyond the rear garden is a children's play area. The rear garden is bound by hedging on both sides and a wooden fence/gate to the rear. The rear garden is relatively long with a small raised terrace patio area leading to a lawned area at the rear, with a small garden shed. The neighbouring property has been extended to the rear by a stone built lean to extension.

Proposed Development

The application has been through a number of amendments. Initially the proposal sought approval for a single storey rear extension and raised terrace. This was deemed unacceptable due to the potential overlooking and overbearing impact to the neighbouring properties. The proposal has been amended with a smaller rear extension proposed and the loss of the raised terrace. The proposal will project 3.5m to the rear with an L shaped design to accommodate additional space for a bed. The proposal will have a double glazed external door facing into the rear garden with a Juliette balcony. The proposal will be conditioned to be built in matching materials.

Policy Context

UDP – Housing Policy Area and Conservation Area

Planning decision 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 development plan consists of the Core Strategy, saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The Council has produced the Publication Consultation Document of the Local Plan. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although this is still limited by the need to consider any comments received during the consultation and with the knowledge that the Inspector can require changes to the plan.

Core Strategy

Core Strategy Policy 29: Design Principles – sets out the overarching design principles for the borough to ensure that development is appropriate to its context. High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley, and contributes towards creating attractive, sustainable and successful neighbourhoods. The Council will seek to ensure that development improves what needs improving, whilst protecting what is good about what we have. Design that reflects the character of areas will help to strengthen their distinctiveness, identity and people's sense of belonging to them. This policy is to be applied to new development and to the extension and conversion of existing buildings.

Core Strategy Policy 26: New Development and Highway Improvement – new development will be expected to be designed and built to provide safe, secure and convenient access for all road users.

Core Strategy Policy 30: The Historic Environment – The Council will positively encourage the management, conservation and enjoyment of the historical environment. Development will be expected to protect and improve the character and appearance of the Conservation Area.

Saved UDP Policy

None associated with this application

Supplementary Planning Advice and Saved Supplementary Planning Guidance

Supplementary Planning Document: House Extensions, adopted March 2012 – sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings and 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.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Local Plan

The Local Plan holds increasing weight at the present time as it is in the consultation stage, although this is limited by the need to consider any comments received and subject to changes required by the inspector. The following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: Design - Sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy HE1 The Historic Environment – Developments which will help the management and conservation, understanding and enjoyment of Barnsley’s historic environment will be positively encouraged

Policy T3: New Development and Sustainable Travel - new development will be expected to be designed and built to provide safe, secure and convenient access for all road users.

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:

Core Principle 7: Requiring good design - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Achieving sustainable development

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.

Consultations

Cawthorne Parish Council – The issues raised by the Parish Council have been addressed as part of the final submission but their comments were as follows:

The Parish Council objects to this application on the following grounds

1. It is not a sympathetic extension. The extension is a large one being 6m in length. The large flat roof does not harmonise with the existing dwelling or the neighbouring properties. No. 5 Orchard Terrace has a smaller extension which is pitched and this extension should be as well. The rendering does not match the existing materials.
2. It contravenes Barnsley’s UDP policy H8E (A) in the fact that the design does not harmonise with the existing building. The external materials of the existing terrace is of stone. Rendering, especially if it is painted white, will detract from the original building. The existing extension at No.5 and the proposed extension at No 1 are both of stone/stone effect. This extension should also be of stone/stone effect to match.
3. The rear of this property is seen from the children’s play area and so this can be considered to be a street scene. This extension does not maintain the character of the street scene, contravening policy H8E(C). Cawthorne Parish Council planning committee had a site visit and urge BMBC planners to do likewise to see the effect a large flat roofed rendered extension would have on the existing and adjoining buildings.

Conservation Officer – Is satisfied that the amended plan are acceptable.

Neighbours

2 Neighbouring properties were consulted by letter; 1 resident has objected raising the following concerns:

- Materials do not match the existing and will look out of place, render unpleasant, not in keeping
- Noise from the metal roof
- Overlooking from the raised decking area and loss of privacy
- Loss of light from the kitchen window
- Loss of outlook (tunnel vision)
- Overdevelopment of the property, loss of garden area
- Overbearing
- Adversely affect residential amenity

Assessment

Principle of Development

The Council will seek to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

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.

Residential Amenity

The size and projection of acceptable extensions is dependent upon the orientation and position of the extension. Extensions will be considered on the basis of the extent of overshadowing, loss of privacy and loss of outlook.

With regard to the impact of the development upon the amenities currently enjoyed by neighbouring properties, the amended proposal raises no concerns. The proposed extension will project 3.5m which is within the realms of advice stated in the adopted SPD, and although the eaves height is above the recommended 2.5m, the eaves height will match that of the neighbouring properties extension due to the existing land levels. The roof has been designed with a pitch which slopes away from the neighbouring boundary further lessening the impact.

The neighbouring property at number 5 have concerns with regards to loss of light and tunnel vision. Although I agree that there will be a degree of loss of light and sun in the morning, due to the south facing rear garden this will be limited. The neighbour has an existing extension with patio doors which will provide additional light into their kitchen/ dining area. Furthermore, the tunnel vision from the kitchen window stated by the objector is partly from the neighbours own existing extension.

The raised decked area has been omitted from the proposals, as the overlooking and potential loss of privacy was deemed unacceptable.

Any rear extension within a row of terraced properties will result in some overshadowing to the neighbouring properties. The SPD: House Extensions gives guidance to minimise the potential impact of rear extensions. Due to the positioning and height of the proposal and the reduced projection, taking into account the existing land levels the proposal is not

expected to cause unduly excessive overshadowing or overlooking which is consistent with the advice in the adopted SPD: House Extensions or the design principles in CSP29.

Visual Amenity

The adopted SPD: House Extensions identifies that it is important that extensions are designed so they are in keeping with the host property and the character of the surrounding neighbourhood. It is therefore important that extensions appear subordinate to the host property ensuring the original identity of the house is retained. Domestic extensions will be assessed for their impact on both the character of the host property and effect on the street scene.

Primarily the proposal was not acceptable in terms of materials, design and size. After discussions with the Planning Department, the plans were amended.

The amended proposal is located at the rear of the property and is unlikely to pose a dominant feature within the street scene of Orchard Terrace, although the nature of the land to the rear is still an important feature within Cawthorne Conservation Area.

The roof will be pitched to match the existing property, although stepped back on the western elevation. The roof design, although with the set back is not traditional in style, is not expected to look out of place within this setting when matched to the existing property in stone and tile rather than render which was originally proposed.

The matching materials and detailing of the proposed extension will relate well to the existing dwelling. The proposal will not pose a dominant feature within the street scene and as such is considered acceptable in terms of visual amenity and in compliance with Policy CSP 29 and CSP30 in the adopted Core Strategy.

Recommendation

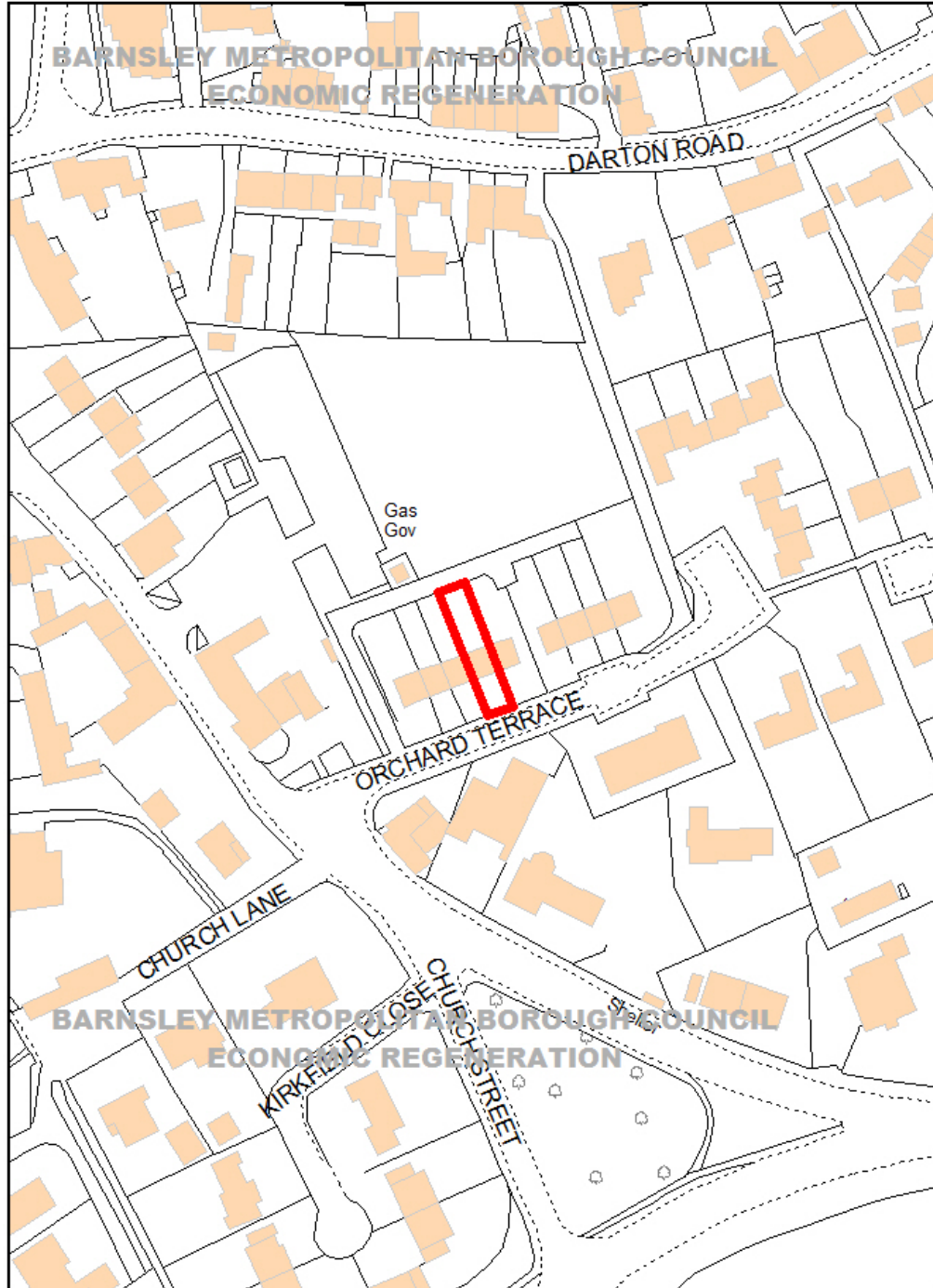
Grant planning permission with conditions:-

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby approved shall be carried out strictly in accordance with the amended plans (Nos. NPS-DR-A-(00)-120 P1; NPS-DR-A-(00)-020 P1; NPS-DR-A-(00)-010 P1; NPS-DR-A-(00)-011 P1; NPS-DR-A-(00)-021 P4 and NPS-DR-A-(00)-121 P4) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality accordance with Core Strategy Policy CSP 29, Design.
- 3 The external materials shall match those used in the existing building.
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.

PA reference :-

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