
2017/0775

Applicant: Mr & Mrs Wild, C/o J A Oldroyd & Sons Ltd

Description: Erection of single storey side/rear extensions to both sides of bungalow.

Site Address: 5 Wheatley Rise, Staincross, Barnsley, S75 6NW

The application has been referred to the Board by Councillor Miller. 3 objections have been received from local residents.

Site Location

The site is located on Wheatley Rise in Staincross. Wheatley Rise is located within a housing estate characterised by detached bungalows. Properties beyond the rear garden area are set at a slightly higher level than the host property, and have a number of garages/sheds along the shared boundary of the site. The site consists of a detached bungalow set within a good sized corner plot, with an existing single storey side/rear conservatory extension and single storey detached garage with a flat roof construction located within the side/rear garden area along the boundary with number 6 Wheatley Rise. The property is brick built and designed with a pitched roof, set back from the road with a front garden area and driveway leading to the detached garage. The rear garden is bound by a mix of hedging, fencing foliage and shrubbery.

Proposed Development

The proposal is an amendment to the plan originally submitted. The application is to replace the existing side/rear extension on the northern elevation with a single storey side/rear extension with both pitched and lean to roof styles. The proposal is set back from the frontage by 2.75m, projects to the side by 3.4m at the widest part, and projects 4m to the rear. This will create a lounge and en-suite.

The application also proposes a larger side/rear extension to the southern elevation set back from the frontage by 2m, projecting to the side by 6m at the widest point and projecting to the rear by 5m. This will replace the detached garage and provide an attached garage, utility room and a bedroom and en-suite to the rear. The proposals will be in matching brick and tile.

Policy Context

UDP – Housing Policy 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 submitted our emerging Local Plan to the Secretary of State but we are at an early stage in the examination process. 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, in accordance with paragraph 216 of the NPPF, the extent of this will depend on:

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

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.

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 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

Ward Councillors – The application has been referred to the Board by Councillor Miller due to size of the extensions and concerns amount of development proposed on the plot.

Neighbours

5 Neighbouring properties were consulted by letter; 3 letters of objection have been received for the original application and amendments with the following concerns:

- Highly imposing structure
- Extensions too large for the site and out of proportion with the surrounding properties
- Out of keeping with the bungalow environment
- Visually intrusive
- Overbearing when viewed from the rear properties and out of character

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 proposal has generated some concerns from the occupants of 3 properties located to the rear of the site. Therefore the impact to these properties needs to be assessed.

There are a number of outbuildings inclusive of a detached garage and shed along the neighbouring shared boundaries at the rear. The property is set within a good sized garden area, with a mix of boundary treatments providing some privacy from the properties at the rear. It needs to be noted that these properties are at a slightly higher level to the host property. The property has existing extensions which will be replaced by the proposals.

In terms of loss of light, overshadowing and overlooking the proposals raise no concerns. The projection of the proposal to the rear of the property is 5m at the most, will be of a single storey height, eaves 2.6m at total height of 4.9m. There is 1 window on the proposed rear elevation, however this will be obscurely glazed and will serve an en-suite. The property is located to the north/east of the objectors therefore potential overshadowing would be minimal.

I accept that any rear extension to this property will have some impact to the neighbouring properties. That said, the proposal is single storey in height, has a lower ridge height than the host property, and will be built within the confines of the rear garden area, and approximately 5-7m away from the rear boundary. When measured against permitted development it is my opinion that although large in size, the proposals are acceptable and comply with policy. The neighbouring buildings along the shared boundary will further reduce the impact of the proposal.

On balance 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.

Single storey side extensions should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling). The proposed side extensions adhere to policy in terms of size and roof style, with the garage projecting 4.35m to the side when viewed from the street scene, increasing to 6m at the rear due to the confines of the site.

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.

Conclusion

It is considered that the extensions can be accommodated on the property without giving rise to unacceptable impacts on living conditions of neighbouring properties and on the visual amenity of the street scene. As such the proposal is not in conflict with CSP29 and the House Extensions SPD.

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. Existing Plans 17/77/A; Proposed extensions 17/77/B; Amended Site Plan 17/77; Proposals 17/77/C) 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.

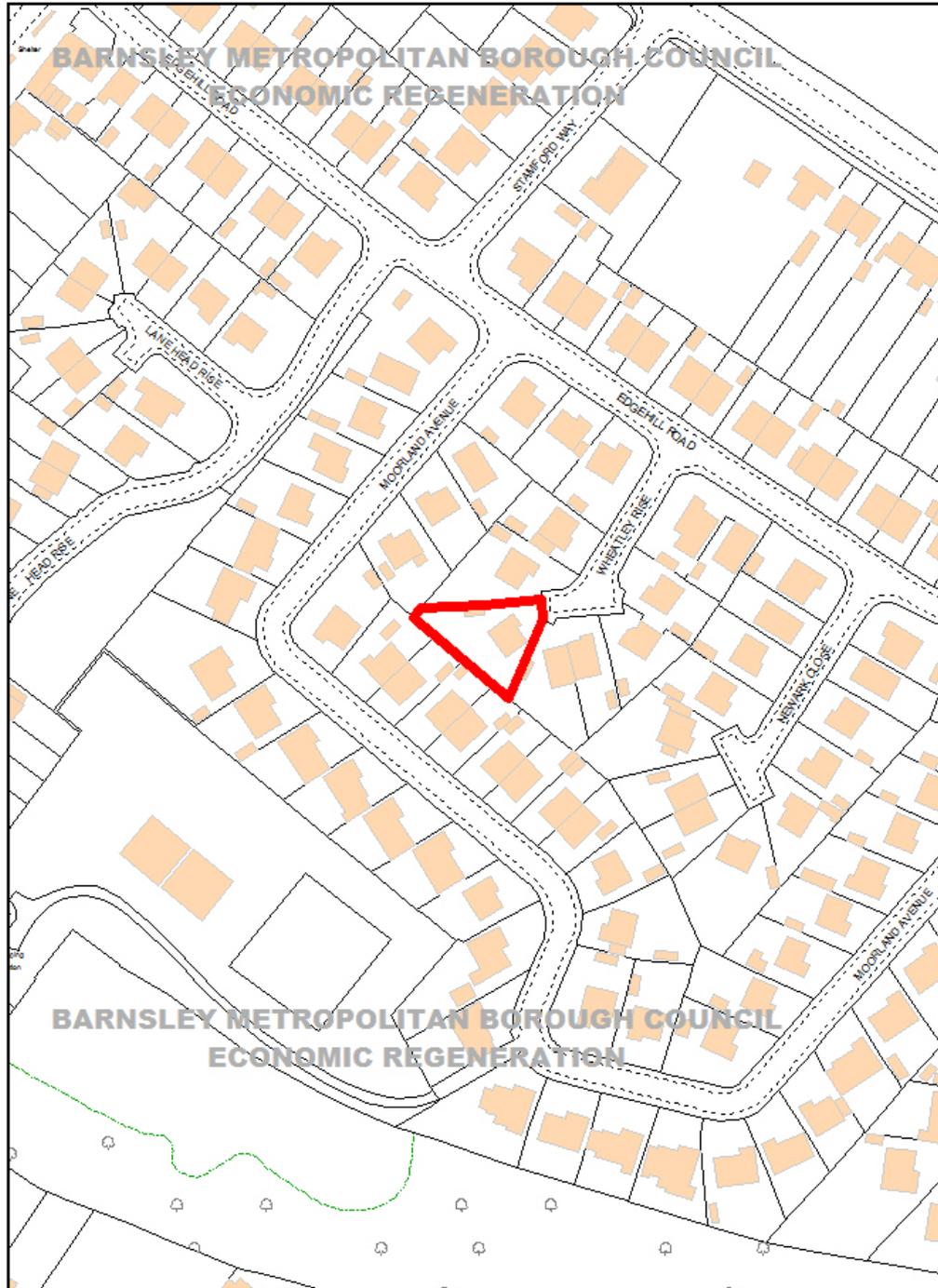
- 3 The external materials shall match those used in the existing building.
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.

PA reference :-

2017/0775

Barnsley MBC Licence Number 100022264, 2014

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.



BARNSELY MBC - Economic Regeneration

Service Director: David Shepherd
Westgate Plaza One, Westgate,
Barnsley S70 9FD
Tel: 01226 772621



Scale 1:1250