
2018/0591

Applicant: Berneslai Homes, C/o NPS Barnsley Ltd

Description: Single storey extension to rear and accessibility ramp to side and rear of dwelling

Site Address: 79 Beeston Square, Athersley North, Barnsley, S71 3DW

Site Location & Description

The semi-detached dwelling is located at the north western corner of the square formed by the highway of Beeston Square. The property is characterised by mixed red-brick and white skim render elevations, a terracotta pan tiled pitched roof and white uPVC casement windows and doors. The curtilage incidental to the main dwelling is relatively large with a rear garden that abuts several rear boundaries of properties located on Ollerton Road and Trowell Way.

Proposed Development

The proposal consists of a single storey rear extension that will be serviced by a newly formed access ramp. The extension will measure 4m in projection, 6.05m in width with an eaves and total height of 2.7m and 3.9m respectively. The access ramp will measure 6.2m in external length, 2.8m in width from the existing side elevation while the proposed hard standing will total 0.45m in height with the hand rail increasing this to 1.3m at its tallest point. The extension will feature a pitched tile roof, brickwork elevations and white uPVC windows. The access ramp will be predominantly composed of concrete.

Policy Context

Planning decisions should be made in accordance with the current development plan policies 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.

Core Strategy Policy CSP 29 sets out the overarching design principles for the borough to ensure that development is appropriate to its context. The policy is to be applied to new development and to the extension and conversion of existing buildings.

Supplementary Planning Document - House Extensions sets out 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:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. 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.

The emerging Local Plan has now reached a very advanced stage with a consultation on main modification to the plan commencing in July 2018. The consultation follows

confirmation from the Local Plan inspector that the plan is capable of being found sound. This by no means represents the Inspectors overall judgement, which will not be known until the final report is issued and the examination closes. However, it does mean 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).

By virtue of the fact the policies have been tested at examination, they have been scrutinised in relation to their degree of consistency with the NPPF and it is therefore highly likely that they are sufficiently compliant. However, it will not be possible to conclude whether many of the objections have been resolved until the inspector has considered the responses to the consultation on modifications and the final report is published. The extent to which weight can be attributed to the Local Plan policies will therefore vary on a case by case basis taking into account the relevant policies and the significance of any unresolved objections.

The emergent policies of the Local Plan that are attributable to this development are GD1 and D1. In general they resonate with the requirements of Core Strategy Policy 29.

Representations

Neighbour notification letters were sent to surrounding properties, no responses were received.

Assessment

Principle of Development

The construction of extensions on residential properties is considered acceptable subject to the assessment of the impact on residential amenity, visual amenity, or highway safety.

The development is located within a housing policy area under the UDP and as urban fabric under the emergent Local Plan. The principle of residential development is therefore acceptable.

Residential Amenity

The extension will be positioned to the north of the attached neighbouring property and is therefore unlikely to overshadow the rear of 77 Beeston Square. The separation distance provided by the garden relative to surrounding properties will mitigate any shadowing created by the extension. The windows that will be created as a consequence of the extension are limited to the ground floor and are sufficient distance away from neighbouring properties to the rear to prevent overlooking.

The proposal will have an impact on 77 Beeston Square. However as the projection of the addition is limited to 4m and is designed with a pitched roof that slopes away from the southern boundary, the extension is not considered to be an overly detrimental addition that will harm the amenity of 77 Beeston Square or its curtilage.

As such, the development is found to be in compliance with Policy CSP29, Local Plan policies GD1 and D1 and the SPD – House Extensions in relation to residential amenity.

Visual Amenity

The proposal will be constructed at the rear of the host property and will not subsequently affect the street scene or be harmful to the visual amenity of the area. Nevertheless, the addition mimics the overall style of the main dwelling and should present an attractive extension to the main property.

Overall the proposal is found to be relevant to its area and setting and in line with Core Strategy Policy 29, Local Plan policies GD1 and D1 and the SPD – House Extensions relating to visual amenity.

Highway Safety

The proposal does not result in a loss of off street parking or elicit a requirement for additional parking and as such the proposal is acceptable in terms of highway safety.

Conclusion

To summarise, the development proposed at 79 Beeston Square, Athersley North complies with the SPD – House Extensions, Policy CSP 29 and Local Plan [2016] policies GD1 and D1 - in that the scale and design harmonises with the existing building, it does not adversely affect the amenity of occupiers in adjacent properties and it maintains the character of the street scene.

Recommendation

Grant subject to 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 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.
- 3 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.

Plan No. - Proposed Plans & Elevations: NPS-DR-A-(00)-021 P10

Plan No. - Location Plan: NPS-DR-A-(00)-010 P2

Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

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