
2019/0510

Applicant: Mr Hayward

Description: Single storey side extension.

Site Address: 2 Mary Ann Close, Cundy Cross, Barnsley, S71 5RA

The application is referred to the Board as the applicant is Committee Member. No representations have been received.

Site Location and Description

The application relates to a semi-detached bungalow located at the entrance to the cul-de-sac of Mary Ann Close, accessed off Robert Avenue and the A633 Rotherham Road in Cundy Cross. The dwelling sits on a corner plot and is of a brown brick construction contrasted with a principle elevation composed of buff brick. The orientation of the property is such that it faces south with the curtilage wrapping around the dwelling to the east and north with an attached dwelling, No.4 Mary Ann Close, being situated to the west. The main entrance to the dwelling is located on the side elevation and the roof of the bungalow is dual-pitched with a small chimney protruding from its forward slope.

Parking is accommodated both to the side of the dwelling and forward of the principle elevation. Pedestrian and vehicular access to the property is secured by a set of small white gates attached to a low-level brick boundary wall that fronts Mary Ann Close and Robert Avenue. The levels to the side of the property are tiered with the hardstanding that forms the parking area being set 0.8m higher than the side garden positioned more proximate to the highway. The side garden features a mixture of foliage which extends to the rear of the curtilage where a detached flat-roof outbuilding, in the form of a garage, is located. The garage is accessed from a separate opening on the eastern boundary.

The property is located on an estate made up predominately of bungalows, a number of which have been extended in a variety of ways.

Proposed Development

The applicant proposes to erect a single storey extension upon the eastern side elevation of their property. The extension would be composed of brown brick elevations and a concrete tile pitched roof that projects 3.25m in width from the existing side elevation. The addition would be 7.9m in depth with an eaves and total height of 2.3m and 5.3m respectively. A set of french doors are located upon the new rear elevation with the main entrance relocated from the side elevation to the new front elevation. The existing drain and inspection chambers that service the property are to be relocated to account for the siting of the new development.

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 development plan consists of the Local Plan and Joint Waste Plan. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan

The new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Relevant Local Plan policies include:

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.

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.

SPDs

House Extensions and Other Domestic Alterations [2019]

Parking [2012]

SYRDG – South Yorkshire Residential Design Guide [2011]

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, the policies above are considered to reflect the NPPF with regard to high quality design and good standard of amenity for all existing and future occupants of land and buildings. They also reflect the advice in paragraph 124 (general design considerations) and paragraph 130, which state 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'.

Representations

The application has been advertised by way of neighbour notification letters. No representations have subsequently been received.

Assessment

Principle of Development

The extension is proposed upon a dwelling within an area designated as Urban Fabric in the Local Plan Policies Map. This implies that the construction of extensions is acceptable where they do not impact detrimentally on the *residential* and *visual amenity* of the vicinity.

Residential Amenity

The proposal is located in a corner location adjacent to the junction between Mary Ann Close and Robert Avenue. The nearest properties No4 Mary Ann Close and No1 Robert Avenue, are highly likely to be unaffected by the proposal. More specifically, the former dwelling is attached to the applicant's property while the latter neighbour is positioned 14m away with the proposed extension maintaining this distance across the rear elevation as it does not extend beyond the existing rear elevation. On this basis the impact upon neighbouring residential properties is unlikely to be adverse owing to the orientation of the attached neighbour and the separation distance to No1 Robert Avenue. As such the development is considered to be in line with the SPD House Extensions and the Local Plan Policy GD1 relating to residential amenity.

Visual Amenity

The design of a single storey side extension 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. no more than half the width to the side boundary in a corner plot location).

It is confirmed, via the block plan, that the distance between the existing side elevation and the side boundary is 6.75m. The extension will project 3.25m to the east of the original side elevation and will thus retain a 3.5m gap to the side boundary. The proposal therefore complies with the recommendation outlined within the SPD House Extensions.

The proposal also does not include a setback from the original principle elevation. However the new front entrance would disrupt the join between new and old brickwork. The roof slope would possibly incur a join between old and new tiling, nevertheless, the benefit of having a continuous roof slope is weighed more favourably than the former issue. Irrespectively, the SPD does not require a setback for single storey side extensions.

The application form cites the use of red-brick in the construction of the addition, however any permission will be conditioned to require matching materials which should ensure that the brickwork resembles the colour and shape of that which constitutes the existing elevations.

The pitched roof form of the proposal matches that of the main dwelling and on this basis, as well as the points made above, the development is considered to be in line with the SPDs House Extensions and Parking, the South Yorkshire Residential Design Guide as well as Local Plan Policy D1.

Highways

Parking provision would be retained for a minimum of 2 vehicles within the site, which means that the amount of provision required by the SPD for a property of this size is comfortably satisfied.

Summary

On the basis of the above analysis, the proposed extension is deemed to be in compliance with the SPD House Extensions and Parking, the SYRDG and Local Plan Policy GD1 and D1 with respect to residential and visual amenity.

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 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.

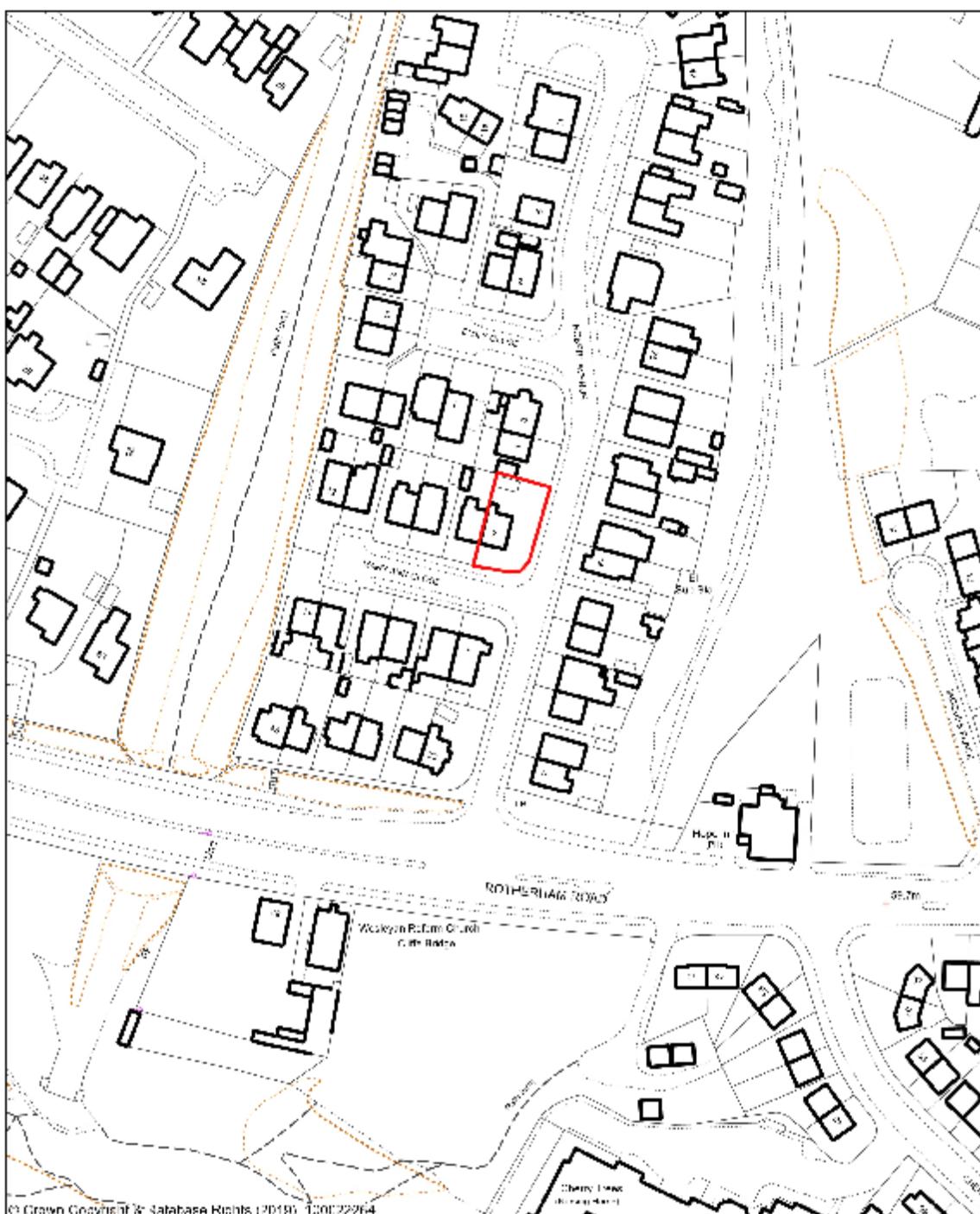
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 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 Local Plan Policy D1 High Quality Design and Place Making.

PA Reference:-

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BARNSTABLE MBC - Regeneration & Property



Scale: 1:1250