


PLANNING WORKSHEET 11 – DELEGATED / PCG REPORT - HOUSEHOLDER

Valid Date: 23 May 2022

Expiry Date: 18 July 2022

Application Ref.	22/00690/HSE	
Site Address	East View 7 Bar Road South Beckingham Doncaster South Yorkshire	
Proposal	Two Storey Side Extension	
Case Officer	Eleanor Grant	
Decision Level	Delegated	
Reason(s) for PCG referral		
PCG Sign off and date		
	Signature	Date
Case Officer	Ellie Grant	05/07/2022
Principal Planner		
Authorised signing Manager		7 th July 2022

Policy Considerations	<p>Having regard to Section 54A of the Town and Country Planning Act 1990, the main policy considerations are as follows:</p> <p><u>National Planning Policy Framework</u></p> <p>The National Planning Policy Framework (NPPF) sets out the Government's approach for the planning system and how these are expected to be applied.</p> <p>Paragraph 8 explains that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform an economic, social and environmental role.</p> <p>Paragraph 11 explains that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any</p>
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adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted. The relevant policies are as follows:

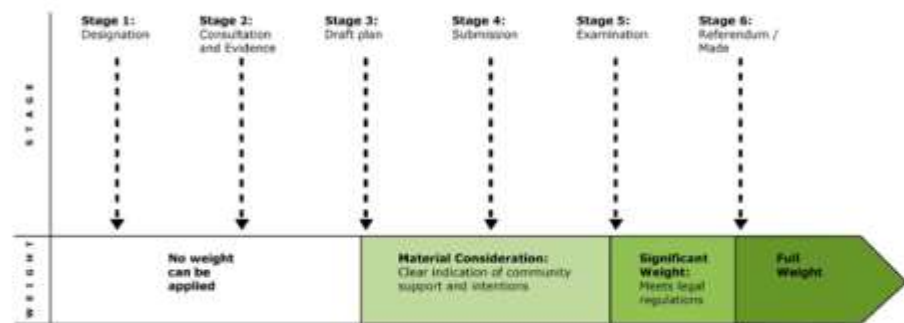
- Para 7 – Achieving sustainable development
- Para 8 – Three strands to sustainable development
- Para 10 – Presumption in favour of sustainable development
- Para 11 – Decision making
- Para 12 – Development plan as the starting point for decision making
- Para 108 – 110 – Highway safety
- Para 126 – Good design is a key aspect of sustainable development.
- Para 130 – Development should reflect local characteristics and should provide a good level of amenity for both existing and future users of the property.
- Para 134 – Poor design should be refused permission.

Bassetlaw District Local Development Framework
Core Strategy & Development Management Policies Development Plan Document (Adopted December 2011)

- DM4 - Design & character

Neighbourhood Plan (including status and relevant policies)

The chart below shows the weight to be given to the Neighbourhood Plan set against the stage of the plan-making process. The Beckingham Neighbourhood Plan Area was designated in June 2016 but no further plans have been made. It can therefore be afforded no weight.



Other relevant guidance/SPDs	<u>Bassetlaw District Council – Successful Places:</u> A Guide to Sustainable Housing Layout and Design (Adopted December 2013)
Relevant Planning History	2014 - 14/00013/HSE – Planning Permission Granted for two storey rear extension
Consultation date(s)	Consultation and publicity expiry date: 23/06/2022

Summary of Consultation Responses	Environmental Health Beckingham Parish Council – No response.
Summary of Publicity	This application was advertised by neighbour letter and site notice. No letters have been received in response.
Site Context	The application site is a detached dwelling situated on the west side of Bar Road South. It is constructed of brick with a hipped tile roof with a large forward projection and bay windows to the front. It sits within a large plot and has previously undergone a rear two storey extension.
The Proposal	The application proposes a two storey side extension to the south-east side elevation of the house. It will house a garage with living accommodation above. It will measure approximately 3.5 metres wide from the original south-east side elevation and be around 8.75 metres in length.
Assessment of Proposal	<p><u>Principle of Development</u></p> <p>Planning permission is sought to carry out works within the curtilage of an existing residential property. Paragraph 12 of the NPPF makes it clear that the development plan is the starting point for decision-making.</p> <p>The NPPF adds that in the absence of an up-to-date local plan or relevant development plan policies, permission should be granted unless it is clear that the development would result in harm that significantly outweighs the benefits of development.</p> <p>Paragraph 134 of the NPPF states that permission should be refused for development of poor design that fails to account for the opportunities to improve the character and quality of the area.</p> <p>Policy DM4 indicates that development proposals including new buildings and extensions, will only be acceptable where they meet the requirements of high-quality design.</p> <p>The relevant issues are considered below.</p> <p><u>Visual Amenity</u></p> <p>Section 12 of the NPPF refers to achieving well designed spaces. It outlines that any new development should be well-built to ensure longevity and a high standard of amenity for existing and future users. Design and materials should be sympathetic to the local character and optimise the potential of the site. Paragraph 134 of the NPPF states that permission should be refused for development of poor design that fails to account for the opportunities to improve the character and quality of the area.</p> <p>Policy DM4 of the Adopted Core Strategy provides a general design guide for all schemes. It makes clear that development should make clear physical links with existing development and should reflect the character and scale of its setting. This is also communicated in the Council’s adopted SPD ‘Successful Places’ in</p>

regards to residential design.

The extension will be on the south-east elevation, over the existing driveway that leads to a garage at the rear. It will have a drive through garage at ground floor level and residential accommodation above. To accommodate the extension, there will be a small first floor extension to the area above the porch to form a first floor hallway.

Though the extension will make the house appear larger, it will be set back from the principal elevation and will be of a reasonable scale which does not dominate the original house. The property has an adequate parcel of land to ensure that there is still sufficient outdoor amenity space.

The extension will be constructed of brick to match the original house and will widen the hipped roof. The roof will step down to accommodate the smaller projection into a smaller front hip. This will match the form and appearance of the original roofline.

The houses on this street do generally vary quite widely in terms of appearance and form but are generally larger dwellings, therefore the extension will not make the property appear at odds with the wider vernacular.

The property has previously undergone a two storey extension at the rear which has increased the footprint of the house. Although, this extension was at the rear of the property and affects the north-west corner of the property and is not visible from public vantage points. Comparably, the proposed extension impacts the south east corner of the plot so it will balance the massing somewhat.

Due to the large size of the plot and its appearance within the wider streetscene, the proposal is not considered to over-develop the plot. The extension will harmonize well with the original dwelling and enhance the appearance.

For the reasons outlined above the proposal is considered to have an acceptable visual impact.

It is therefore in accordance with Section 12 of the NPPF, Core Strategy Policy DM4 and the Successful Places SPD.

Residential Amenity

Policy DM4 of the Adopted Core Strategy requires that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties. This requirement also forms part of paragraph 130 of the NPPF.

3.11.11 of the Councils adopted Successful Places SPD states Proposals should not cause a loss of daylight, over-shadowing or create overbearing relationships between buildings where this would be detrimental to residential amenity and goes on to describe how the impact of an extension on the daylight enjoyed by neighbouring occupiers can be assessed using the 45 degree rule.

There is one neighbouring dwelling who may be impacted by the proposed dwelling at 'Treways' 5 Bar Road South.

The block plan indicates extension will be approximately 0.5 metres from the shared boundary, whilst the existing dwelling Treways is positioned around 1.5 metres from the boundary. Treways has 6 windows on the elevation facing the shared boundary, which are all obscurely glazed:



The Officer was concerned that the extension would pose a loss of daylight to these windows therefore visited to ascertain whether they serve habitable rooms.

On visit, the first floor windows serve a bathroom. The ground floor windows (from front to rear) serve a secondary window into a habitable room, a small utility room/study (currently empty), downstairs toilet, and secondary windows into the kitchen (there are two large windows serving the kitchen at the rear). As these windows are not primary windows into habitable room, the potential loss of daylight is considered to pose limited harm.

There is no risk of overshadowing to the windows to the rear as it will not project beyond the original rear building line of the property (prior to extension).

On balance, the extension is not considered to pose significant adverse harm which would outweigh the principle of development.

There will be no impacts to the neighbour to the north-west as the extension will be screened by the existing rear extension. There are no neighbours to the rear as the properties have extensive gardens.

It is therefore in accordance with Section 12 of the NPPF and Core Strategy DM4.

Community Infrastructure Levy

The total new floor area created would be less than 100sqm, therefore the proposal is not liable for CIL.

Conclusion

The proposal will result in an extension to the side elevation of 7 Bar Road South. Whilst the property will be larger as a result, the plot is sufficiently large to accommodate the extension and it will integrate well with the other properties on this road. It will be high quality and it is not considered to significantly detriment the amenities of nearby dwellings. It is therefore recommended for approval subject to conditions.