

2023/0831

Applicant: Mr Ian Wilkinson

Development: Raising of roof above existing garage to create dormer bedroom, reduction of existing garage entrance and installation of new window, and erection of car port to front of existing single storey dwelling.

Address: 11 Beech House Road, Hemingfield, Barnsley, S73 0PF

Site Location & Description

The site is located on Beech House Road in Hemingfield. Beech House Road is characterised by a diverse mix of property types. The application site sits between two bungalows and is located on a gradient with the neighbouring properties at a higher and lower level to the host property. The host property is a buff brick built, split level bungalow with a side extension comprising of an attached garage. The bungalow is designed with a pitched roof and has several rear extensions that cannot be seen from Beech House Road. The property falls within the land allocation urban fabric, with green belt located beyond the rear boundary. The neighbouring property has a large existing front conservatory which appears dominant within the street scene. It is noted that this does not have the benefit of planning permission.



Proposed Development

The proposal is to raise the roof above the existing garage to create a dormer bedroom above. The proposal is to also reduce the size of the garage and instal a staircase and utility room. As a result of the ground floor internal changes the proposal will also reduce the size of the garage door and install a new window at ground floor level. The proposal is also to install two dormer windows on the front

elevation, install a large flat roofed double dormer on the rear elevation and to erect a car port in front of the entrance door.

The application proposes to raise the roof above the garage by 1.18m in total. The roof will rise above the height of the existing dwelling by 0.42m. The proposed car port will measure 3.4m in height, 5.83m in length and project forward 2.74m. The car port will be polycarbonate. The proposed materials of the roof extension and dormers have not been stated within the application.



Relevant History

B/78/2092 Erect extension to dwelling.

2005/0286 Demolition of detached garage and erection of single storey side attached garage.

Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

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:

Section 12: Achieving well designed places - . Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Within section 12, paragraph 134 is the most relevant which indicates that Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

Local Plan

In reference to this application, the following Local Plan 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: High quality design and place making – 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 T4: New Development and Highway Improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure, and convenient access and movement.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions
Supplementary Planning Document – Parking

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

Consultations

Highways – No objections.

Representations

None

Assessment

Principle of development

The site falls within urban fabric and the site and surrounding area is made up principally of housing. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

The proposal is to raise the roof close to the boundary with no. 9 Beech House Road. The neighbouring property has a garage located along the shared boundary; the impact of the proposal is not expected to result in significant overshadowing.

The proposals are not expected to cause any significant loss of residential amenity when assessed against Planning Policy in compliance with Local Plan Policy GD1 and House Extensions SPD and are considered acceptable in terms of residential amenity.

Visual Amenity

The SPD House Extensions and Other Domestic Alterations states that an extension should not normally be as large as the existing house and should appear subordinate. Unsympathetic additions destroy the character of the house losing the original features of the host property. The proposal is to raise the roof of the existing garage extension 0.42m above the ridge line of the main dwelling, resulting in the extension being much larger than the existing property. The impact of this will upset the balance and character of the original property to the detriment of the street scene.

Extensions to the front of individually designed detached dwellings which are set back from the road may be acceptable, however, the extension must compliment the host property and not adversely affect the street scene. The proposed car port appears conspicuous by way of its location, materials, and flat roofed construction. The proposal does not respect the design and external finishes of the original property and as a result appears intrusive and injurious within the street scene.

As such, the proposals would appear visually detrimental within the street scene and as a result would reduce visual amenity to an unreasonable degree contrary to Local Plan Policy D1 and SPD: House Extensions and other Domestic Alterations.

Highway Safety

The proposals result in the attached garage being reduced significantly in size. It is noted that the current 7.5m length is to be retained, however, the width is to be reduced to 2.7m which is less than the 3m minimum width for a garage to be counted as a parking space. Nevertheless, the existing driveway is of sufficient size to accommodate two vehicles in compliance with SPD: Parking. The proposed car port does not appear to impede the existing parking arrangements.

As such, it is considered that the proposals do not adversely impact upon the highway and are acceptable in terms of highway safety and in compliance with adopted local plan policy T4.

Recommendation

Refuse