2022/0295

Mrs B Smith

Erection of two storey side extension with associated under-build to rear

Homer House, 335 Burton Road, Monk Bretton, Barnsley, S71 2QF

Site Location & Description

Burton Road is a main arterial route link the town centre with the Dearne towns to the north-east. The area is generally residential in nature; however, it is interspersed with commercial premises, particularly Bromcliffe Industrial Estate to the rear of the site. The residential properties are generally two-storey, semi-detached or detached dwellings, with the exception of the property to the north being single-storey.

The application relates to a two-storey, detached brick-built dwelling located on the southern side of Burton Road. The dwelling is set back from, and at a lower level to the highway with modest front and rear gardens. Access to the property is taken via an existing dropped kerb to the north of the dwelling serving a driveway beyond. The site is enclosed to the front by a low-level red brick wall.







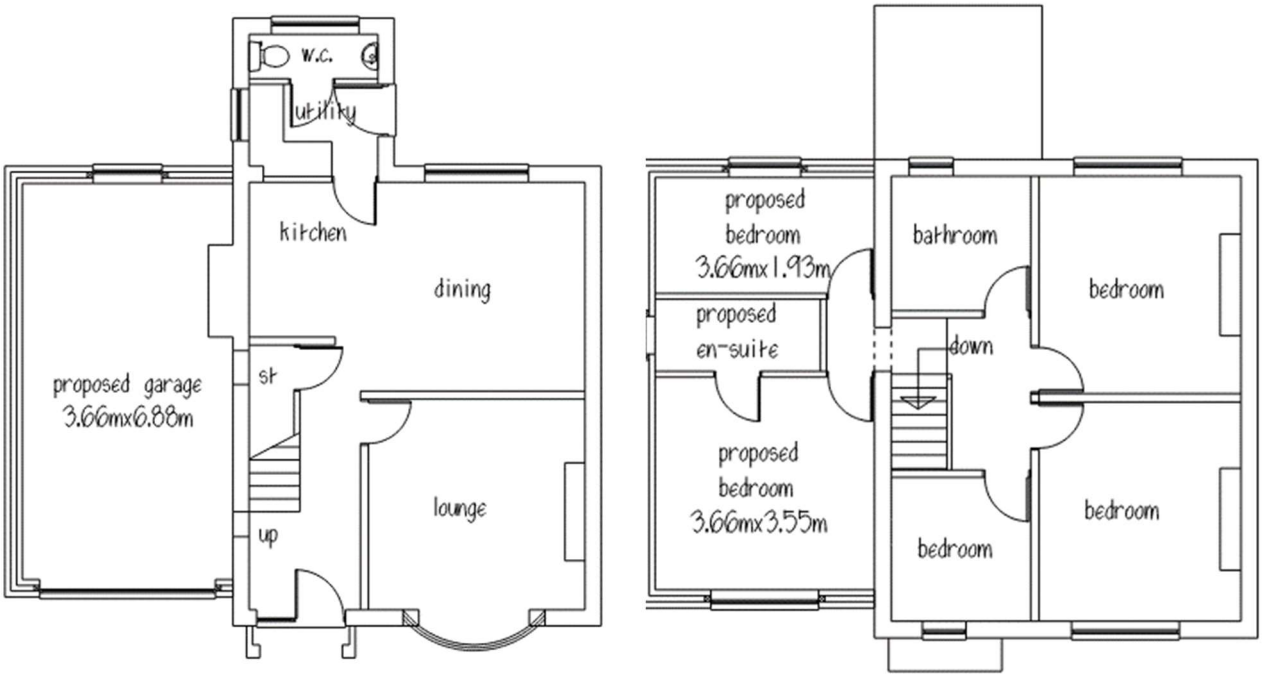
Proposed Development

The applicant seeks permission for the erection of a two-storey side extension, with associated under-build to the rear due to level differences between the front and rear elevations.
The two-storey extension to project a maximum of 3.9m from the side elevation of the dwelling, extending the full depth of the property.





REAR ELEVATION



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

Local Plan

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

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.

Consultations

None

Representations

Neighbour notification letters were sent to surrounding properties; no comments have been received.

Assessment

Principle of development

The site falls within urban fabric which has no specific land allocation; however, 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 or on highway safety.

Visual Amenity

The Supplementary Planning Document - House Extensions and other Domestic Alterations states that 'the design of a two-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., more than 2/3 the width of the original dwelling'. In this instance the proposed extension projects 3.9m from the side elevation and therefore complies with the guidance set out in the SPD.

The document also states that a two-storey side extension should have a set back from the front elevation by at least 500mm, to allow for a vertical break in the roof plane, a lowering of the ridge line and to reduce the terracing effect. The set-back also lessens the unsightly bonding of old and new materials; the proposal allows for a set-back of 500mm and allows for a corresponding lowering of the ridge line therefore complying with the SPD.

The extension is designed to harmonise with the original dwelling in terms of roof style and pitch, and fenestration, in addition it is to be constructed from materials which match the original dwelling. Therefore, it is considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Residential Amenity

The proposed two storey extension is to be located on the north-eastern side elevation of the dwelling, to the south-west of 335a Burton Road; whilst the extension is to be located to the south of this property it is located within the building line of the original dwelling. It is acknowledged that the extension would project closer to the side elevation of the neighbouring property, resulting in some loss of outlook from the window located on the side elevation; side elevation windows are not normally afforded the same level of protection as primary windows located on the front and rear elevations. In addition, the proposed extension is set in from the boundary with

this property lessening the impact of the proposal on it. In addition, the driveway associated with the neighbouring property, separates the two dwellings, lessening the impact on this dwelling.

There are no habitable room windows located on the side elevation of the proposed extension, therefore there would be no increase in levels of overlooking, whilst the en-suite is not classed as habitable, it is considered prudent to condition the installation of obscure glazing to protect the amenity of the occupants of both properties. The windows located on the front and rear elevations do not project closer to the respective boundaries than the existing dwelling and as such the proposal would not increase levels of overlooking to an unreasonable level.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1.

Highway safety

The proposal does not result in the requirement of additional parking provision; however, it does result in the loss of off-street parking. The scheme includes the provision of an integral garage which is of a sufficient size to be classed as a parking space, this in addition to the driveway, approximately 8m in length, is sufficient to provide the required 2no parking spaces for the property and as such the scheme is considered acceptable in terms of its impact on highway safety.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions