
2022/0676

Miss G Stanculeasa

Erection of two storey side extension with provision of associated car and cycle parking areas within the site

18 Holgate Mount, Ward Green, Barnsley, S70 6SR

Site Location & Description

Holgate Mount is located within a residential estate off Highstone Lane. The area is predominantly residential in nature, interspersed with local shops serving the community. The residential properties are generally two-storey, semi-detached red-brick built properties of a 1930s style construction. Holgate Mount falls east to west with the site being set lower than the highway.

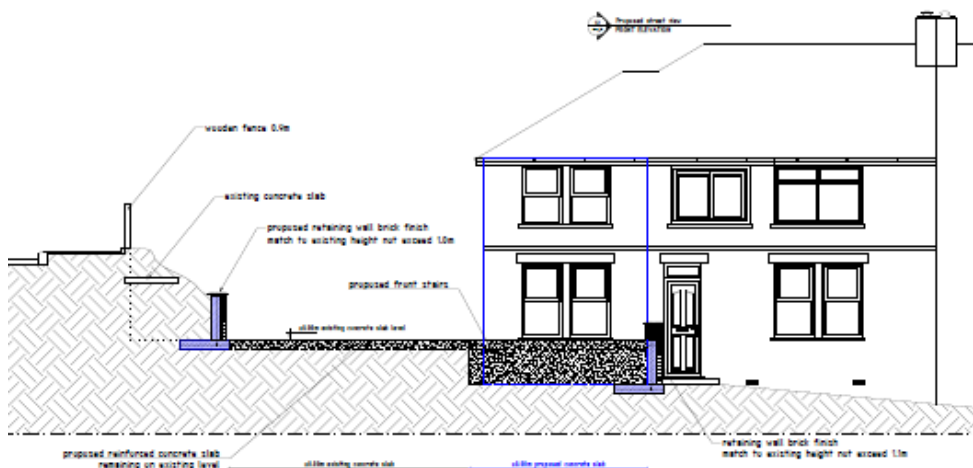
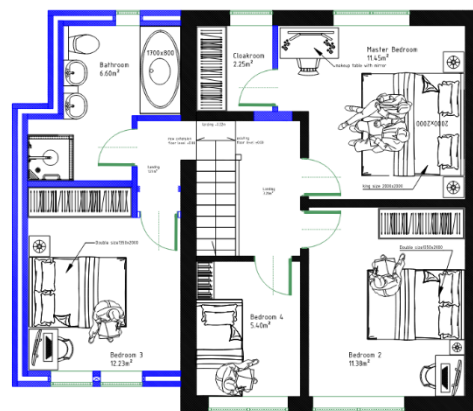
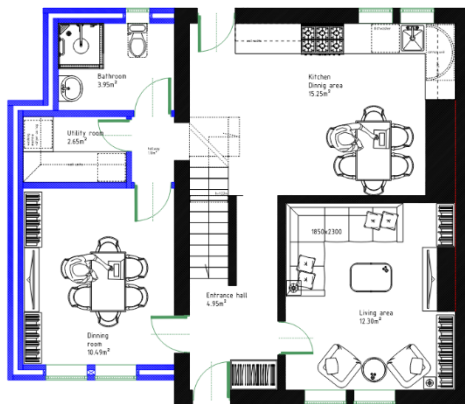
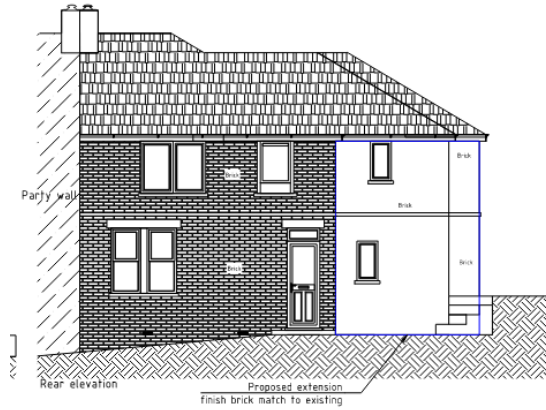
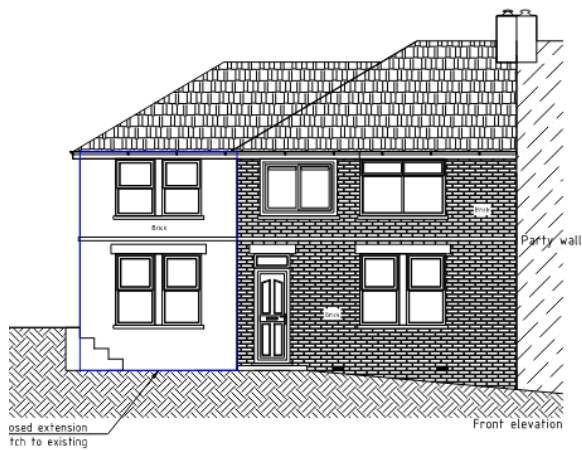
The application relates to a two-storey, semi-detached, red brick-built dwelling located on the junction of Holgate Mount and Locke Avenue. The dwelling is set at an angle to its neighbour to the north, 16 Holgate Mount and at a lower level to it and the highway to the north. Access to the property is taken via an existing dropped kerb to the front of the dwelling which serves a hardstanding area to the side of the property, which is set at a higher level than the dwelling, but lower than the highway. The site is enclosed to the north by a retaining wall with low-level timber fencing.



Proposed Development

The applicant seeks permission for the erection of a two-storey side extension, provision of associated car and cycle parking areas within the site.

The two-storey extension to project a maximum of 3.8m from the side elevation of the dwelling, extending the full depth of the property.



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

Highways DC - no objections subject to conditions

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 3.8m 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 northern side elevation of the dwelling, and whilst located to the south of the neighbouring property 16 Holgate Mount, due to the orientation of the dwellings and that No 16 is set at a higher level, and it being set within the existing building line, the proposed extension would not lead to an increase in overshadowing to an unreasonable level.

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, which serve non-habitable rooms, such as stair landings, 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, and at a lower level, lessening the impact of the proposal on it, with the driveway associated with the neighbouring property separating the two dwellings.

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. 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 Concerns

The proposal does not result in the requirement of additional parking provision, and whilst some of the existing parking area is to be utilised by the existing extension it would not result in the loss of off-street parking provision with 2no. spaces being retained.

The parking area is located at a lower level than the adjacent highway, with concerns being raised in relation to any excavation and structural integrity of the highway, amended plans have been submitted which indicate a small retaining wall to be erected within the site, to limit any slippage. Highways have been consulted on the amended plans and have raised no objections to the proposal and therefore it is considered that the proposal is acceptable in terms of its impact on highway.

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