

2021/0969

Mr Edward Myers

Erection of one and a half storey extension to front of dwelling to create chalet bungalow with internal first floor and detached double garage to front/side of dwelling

208 Rotherham Road, Smithies, Barnsley, S71 1XF

Site Description

The application relates to a detached bungalow located on the edge of Smithies, close to the junction of Rotherham Road and Wakefield Road. The dwelling is of a red brick construction with a tiled gable pitched roof. Access is taken from Rotherham Road, with off-street parking provided to the front of the property. To the rear is large garden which extends towards Wakefield Road.

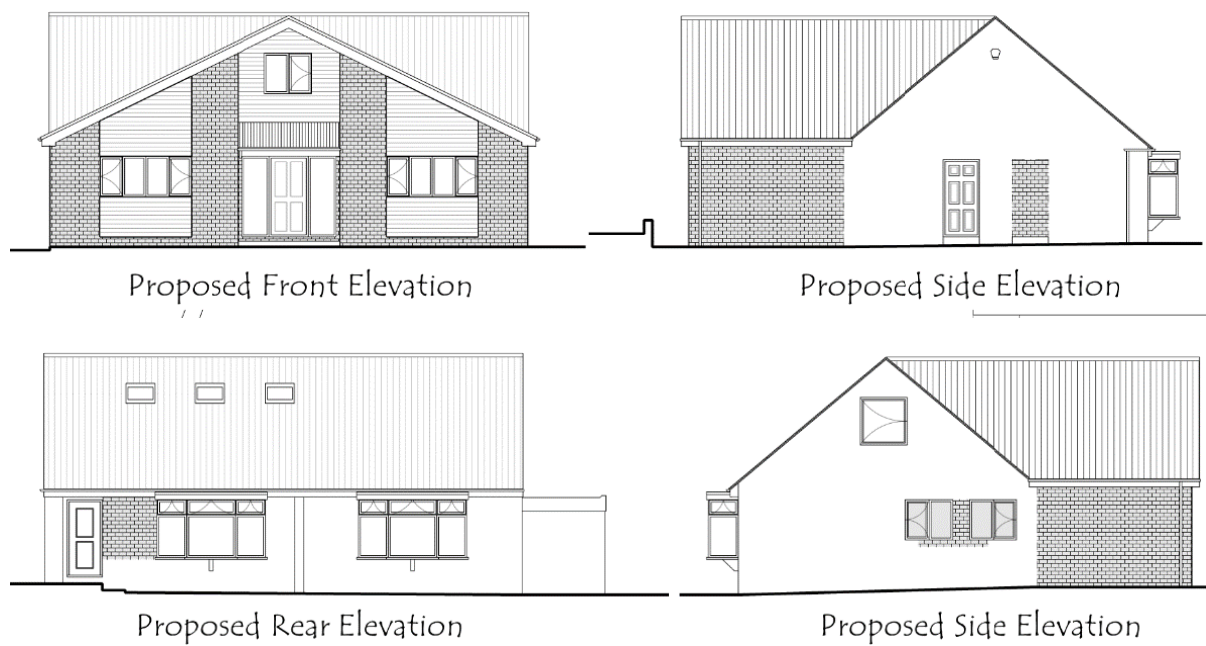
The surrounding area is mainly residential, characterised by other bungalows and larger two-storey semi-detached dwellings which present a consistent materials palette within the street scene.

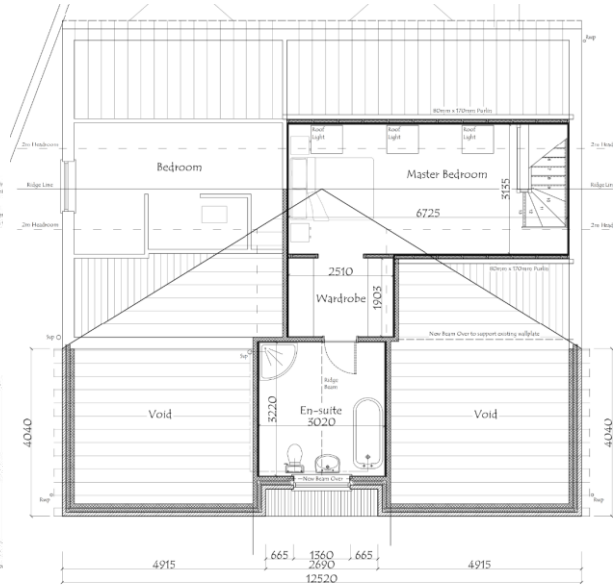
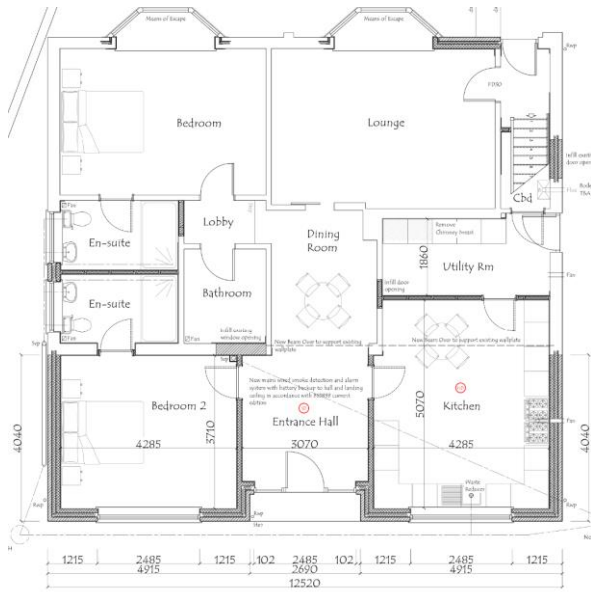
Proposed Development

The applicant is seeking permission for the erection of a 1 ½ storey extension to the front of the dwelling and the erection of a detached garage.

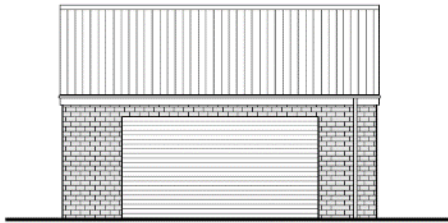
The extension will have a forward projection of 4m and project along the entire front elevation (12.5m) of the dwelling. The extension will have a gable pitched roof, with eaves and ridge of 2.6m and 6m respectively. Materials of brick and cladding are proposed.

The proposed new garage will be located forward of the proposed extension and is trapezoid shaped, measuring 10m on the long side and 5.5m on the short side. The front elevation of the garage will be 6.5m wide. The overall floorspace of the garage will be 53m². The garage will have a gabled roof, with eaves and ridge of 2.6m and 4.4m respectively.

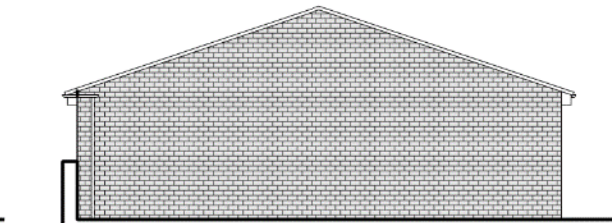




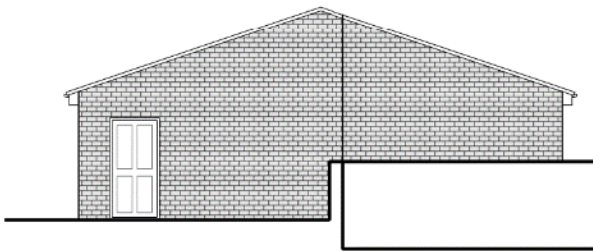
Proposed First Floor Plan



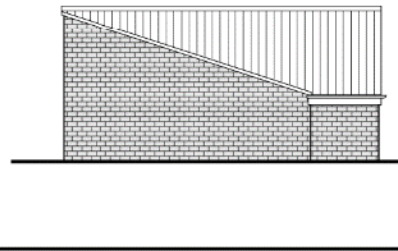
Proposed Front Elevation



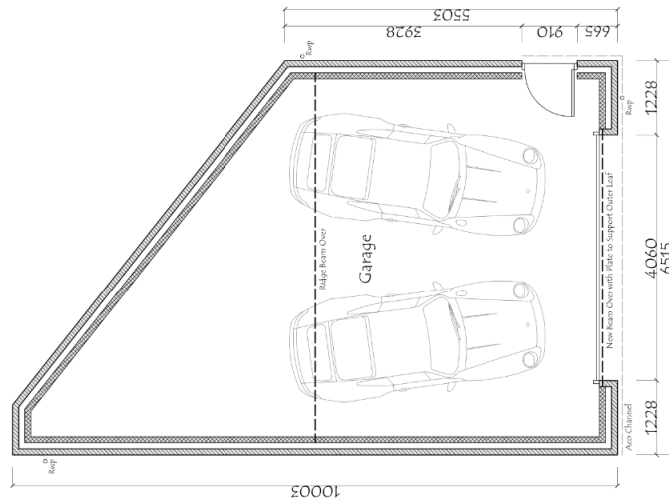
Proposed Side Elevation



Proposed Side Elevation



Proposed Rear Elevation



Policy Context

Local Plan Allocation – Urban Fabric

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised NPPF does not change the statutory status of the development plan as the starting point for decision making.

The new Local Plan was adopted at the full Council meeting held 3rd 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 2000) and the Core Strategy (adopted 2011).

Local Plan Policy GD1 – General Development – states that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Local Plan Policy D1 – High Quality Design and Place Making supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Supplementary Planning Document (SPD) - House Extensions sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals for should:

- I. Be of a scale and design which harmonises with the existing building
- II. Not adversely affect the amenity of neighbouring properties
- III. Maintain the character of the street scene and
- IV. Not interfere with highway safety.

SPD - House Extensions states that extensions to the front elevation need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene. Modest single storey front extensions which are in keeping with the style of the existing house may be allowed.

SPD – Outbuildings and Annexes states that detached garages should relate sympathetically to the main dwelling in style, proportions and external finishes. In most cases, it will not be appropriate for a garage to be sited between the house and the road.

These policies are considered to reflect policies set out in the revised NPPF, which requires development to be of high quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Forestry Officer – No comments received

Parks Service – No objections

PROW – No comments received

Representations

None

Assessment

Principle of Development

The site is allocated as Urban Fabric in the adopted Local Plan. As such, extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

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

Extensions to residential properties are considered based on their impact in terms of overshadowing, overbearing, loss of privacy and outlook on neighbouring dwellings.

Although the proposed extension has a large forward projection and overall size, its position relative to the neighbouring dwelling means that it is unlikely to have a detrimental impact on amenity. It is set in from the boundary and forward of the building line; and so, any overshadowing will fall onto a driveway and existing detached outbuilding, rather than affecting habitable windows or private amenity space. No windows are proposed on the side elevation of the extension therefore overlooking will not be an issue.

Visual Amenity

Modest single storey front extensions, which are in keeping with the style of the existing house, are considered acceptable; particularly if they are small and will provide a porch or extra space to front rooms (i.e. is discreet and adopts the form and features of the original).

The principle aims of local and national design policies are to support and encourage developments which are appropriate to their context and enhance the character and appearance of the area in which they sit. These aims can be found in the supporting text to Local Plan Policy D1 and SPD – House Extensions and other Domestic Alterations, as well as Para. 128-132 of the NPPF.

The main issue is the impact of the proposal upon the street scene and visual amenity of the area. It is considered that the scale and design of the extension, with its excessive forward projection and overall scale, would appear overly dominant and of much greater massing than others in the street scene, particularly in relation to the dwellings at either side. The extension would dominate the host dwelling

The surrounding area presents a mix of property types however, there has been little development to the front elevations of the dwellings, and the materials palette is consistent.

As such, the erection of a large extension to create a chalet-style bungalow would be out of context with the development pattern of the area.

The proposed garage is an unnecessarily bulky structure that is of an excessive footprint for a double garage; and its position in a highly prominent forward position would create an undesirable focal point.

Furthermore, the proposed new garage will sit close to the front boundary and would present a large, featureless gable in a prominent corner plot that is highly visible from public vantage points along Rotherham Road. Whilst there are other front garages in the locality, these are modestly sized, set back from the boundary and present the narrowest part towards the highway.

Combined with the excessive scale and massing of the proposed extension, the overall development would have a significantly detrimental impact on the character and appearance of both the main dwelling and surrounding area. As such, it is considered unacceptable.

Recommendation

Refuse

1. In the opinion of the Local Planning Authority, the scale and massing of the proposed extension would unbalance the appearance of the host property. The extension would not form a sympathetic addition and as such, would be harmful to the character of the street scene by virtue of its dominant and incongruous appearance. The proposal is therefore considered contrary to Local Plan Policy D1 High Quality Design and Place Making and the Councils Supplementary Planning Document - House Extensions and Other Domestic Alterations.
2. In the opinion of the Local Planning Authority, the proposed garage, due to its scale, massing and siting between the house and the road, would appear as an overly prominent and discordant feature in the Rotherham Road street scene, at odds with the predominantly open character and nature of the area, to the detriment of visual amenity and contrary to Local Plan Policy D1 'High Quality Design and Place Making' and the Councils Supplementary Planning Document - House Extensions and Other Domestic Alterations.