
2023/0894

Miss Marie Scott

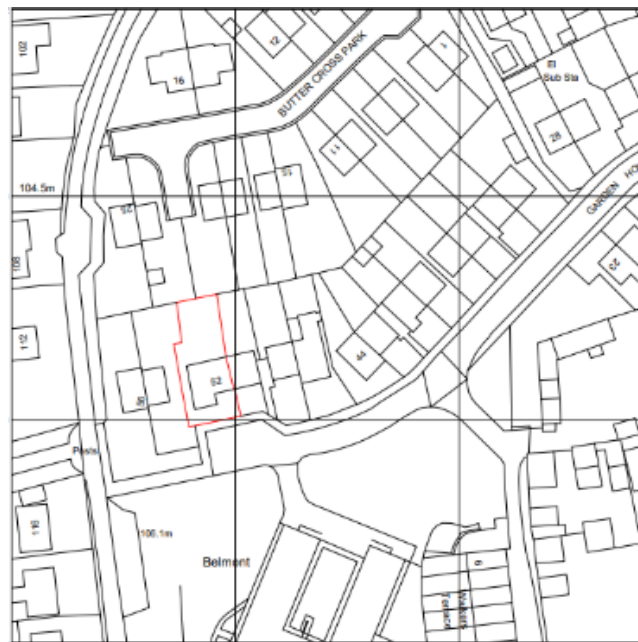
52 Garden House Close, Monk Bretton, Barnsley, S71 2ED

First floor front and side extensions, front balcony and loft conversion with front and rear dormers to two storey dwelling.

Site Description

The application relates to a plot located to the western end of a cul-de-sac, Garden House Close. The application site is located within an area that is a mix of greenspace and residential, comprising other two-storey semi-detached properties of a similar scale and appearance. Immediately west of the host dwelling is a relatively modern stone-built pair of semi-detached properties and to the south is an area of land that previously accommodated the former Belmont Centre and now has planning approval for the erection of 72 no. dwellings and associated works.

The property in question is a two-storey semi-detached house constructed of brickwork, featuring a pitched roof with interlocking roof tiles that appear grey in colour. The property features an existing single storey front and side extension that is constructed of brickwork with facing stone to its front elevation. The extension has a pitched roof with red coloured interlocking roof tiles. The host dwelling is fronted by a driveway and bounded by low-built brick walls. To the rear is a modest garden bounded by high timber fencing.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of adopted Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric within the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***

Adopted Supplementary Planning Document: House Extensions and Other Domestic Alterations

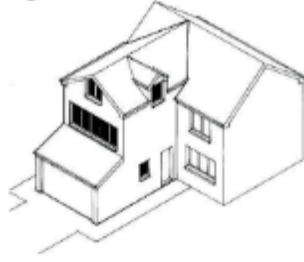
This adopted document establishes the design principles that specifically apply to the consideration of planning applications for domestic extensions, outbuildings, roof and other domestic alterations. The document reflects the principles of the National Planning Policy Framework which promotes high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The *Supplementary Planning Document: House Extensions and Other Domestic Alterations* also provides guidance in relation to specific types of development. Front extensions are outlined in paragraphs 8.6, 8.7, 8.8, 8.9 and 8.10.

8.6: *The front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions 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 or cause overshadowing to neighbouring dwellings. Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable.*

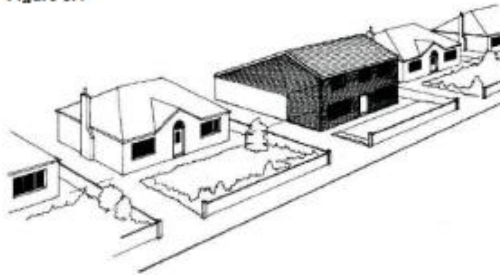
8.7: *The front extension in Figure 8.3 would not be acceptable. It alters the character of the original by overwhelming it in an unsympathetic manner. For example, the front door has been removed from the main elevation, and the garage door given excessive prominence.*

Figure 8.3



8.8: In Figure 8.4, the forward extension, which changes a hipped-roof bungalow into a gable roofed two storey dwelling, has broken the common roof ridge line and clumsily interrupted the harmonious pattern and continuity of the street scene, to its detriment. Again, this is unacceptable.

Figure 8.4



8.9: Extensions at the front of individually designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene.

8.10: Modest single storey front extensions, which are in keeping with the style of the existing house, may be allowed. For example, the left-hand semi shown in Figure 8.5 with a small extension to form a porch and provide some extra space in the front living room, would be acceptable because it is sufficiently discreet and adopts the form and features of the original. But the right-hand semi in Figure 8.5, with a larger extension, made more prominent by the alien form of the flat roof and conservatory-like front, is unacceptable.

Figure 8.5



Two storey side and first floor side extensions are outlined in paragraphs 8.20, 8.21, 8.22, 8.23 and 8.24.

8.20: *Terraced housing is a perfectly acceptable form of building design. However, linking or closing the gap between semis or detached houses as in Figure 8.12 to give the effect of a terrace, is a detrimental change to the character of the street scene and must be avoided.*

Figure 8.12



8.21: *All two-storey side extensions should therefore have a pitched roof following the form of the existing roof. To prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling. A setback from the front elevation allows for a vertical break in the roof plane and a lowering of the ridge line.*

8.22: *In addition to the set-back from the front, where practicable, a side extension should also be set in by one metre from the side boundary with an adjacent property, to further avoid the terracing effect (Figure 8.13). This also gives the benefit of external access to the rear of the property.*

Figure 8.13

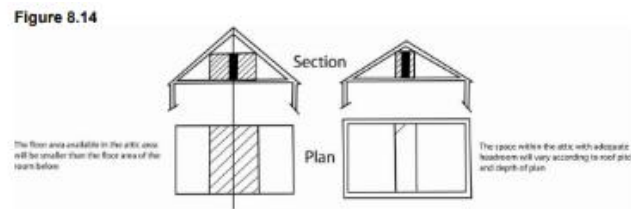


8.23: *The sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling. Where located on a corner plot the sideways projection should not exceed more than half the width of the gap between the side elevation of the original dwellings and the side boundary (unless the gap exceeded more than two thirds the width of the original dwelling).*

8.24: *In addition, on a corner plot where the rear elevation of the dwelling is clearly visible, a setback of 500mm will also be required at the rear to ensure the extension remains subordinate and to avoid the unsightly bonding of old and new materials.*

Dormer windows are outlined in paragraphs 8.31, 8.32, 8.33, 8.34, 8.35, 8.36, 8.37, 8.38, 8.39 and 8.40.

8.31: *When considering whether to install a dormer window you should assess whether there is adequate space within the attic to accommodate a room(s) with adequate headroom without requiring a dormer extension that will dominate the roof (Figure 8.14). In general, providing that the roof pitch allows adequate height, a space approximately half the area of the floor below can be created.*



8.32: *The design of the dormer window should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building.*

8.33: *Vertically proportioned dormer windows with pitched roofs are traditionally found in the Barnsley area (Figure 8.15).*



8.34: *Flat roof dormers which tend to be larger and have horizontal emphasis can be seen in more recent housing developments. These have proved to be more expensive to maintain and prone to failure (Figure 8.16). Flat roof dormers are considered aesthetically inferior and are not normally acceptable.*

8.35: *Consequently, pitched roof dormers are generally considered more appropriate for both aesthetic and practical reasons.*

8.36: *To assess whether a dormer on the front or principal elevation will be appropriate, the roofs of the surrounding buildings should be examined. Unless the street is characterised by dormers on the frontage, or these are a feature of the area/street/terrace, dormer windows should be located on the rear or secondary elevations.*

8.37: *The positioning of the dormer on the roof will have an impact on both the house and its neighbours.*

Figure 8.17



8.38: So as not to dominate existing roof lines and retain its original form, dormers should be set within the roof plane (see Figure 8.17) and not be built off an external wall. The guidelines below should therefore be followed: -

- The dormer should sit within the roof plane and the top of the dormer should usually be below the ridge (A)
- Dormers and roof lights should be set back from the eaves (B) and gable by at least 0.5m (C)
- They should be at least 0.5m away from the party walls with adjacent properties. (D)

8.39: Where there are existing dormers in the same roof plane, for instance in a terrace, new dormers should line up horizontally.

8.40: It is also important that dormers and roof lights reflect the pattern of existing window openings. They should be positioned to line through vertically with the window openings below.

- Roofing materials for pitched roof dormers should match the main roofing material.
- Unless glazed, the sides (or cheeks) of the dormer should be the same or similar in appearance, particularly in colour to the main roofing material.
- Cladding to the front of the dormer should be minimised.
- Glazing on windows on the side elevation must be obscure.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- **Section 12: Achieving well-designed and beautiful places.**

The Government attaches great importance to the design of the built environment. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities.

Section 12, paragraph 139 of the NPPF is particularly relevant as it states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Consultations

Highways DC were consulted on the application and no objections were received.

Representations

Neighbour notification letters were sent to surrounding properties and no representations were received.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation. Therefore, 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, including visual amenity and highway safety.

Visual Amenity

The adopted *supplementary Planning Document: House Extensions and Other Domestic Alterations* sets out guidance in relation to design principles, outlining the importance of any extension or alteration to a domestic property to be designed to be in keeping with the original property and to maintain the character of the neighbourhood. Proposals for extensions are considered acceptable where they do not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the original dwelling.

The main concern with the proposal is the potential impact upon the character of the street scene and the visual amenity of the area, including the character of the original dwelling.

The primary issue lies with the fact that the host dwelling is a semi-detached property prominently located to the end of a cul-de-sac that shares a similar appearance with surrounding properties, including adjoining 50 Garden House Close. The proposed first-floor extension to the front would appear particularly intrusive and would be an overly dominant feature within the street scene, especially as the proposed first-floor extensions would be built up to the existing ridge line and no set back or set down would be provided. As such, it is considered that the proposal would not appear subordinate to the host dwelling and is likely to detract from its character and the character of the wider street scene by creating further unbalance to a pair of semi-detached properties, contrary to the SPD.

Additionally, it is acknowledged that a pair of stone-built semi-detached dwellings that form part of the wider site located to the north have been constructed to the west of the application site. The dwellings have been designed with the appearance of a large, detached property with a front gable projection. However, these dwellings have been designed as such and not as an extension to an existing property. Moreover, the dwellings are set back from the highway and the application site and therefore do not form a dominant feature within the street scene. Furthermore, examples of dwelling types that have been designed with front gable projections included within an approved reserved matters application (2022/0663) were provided. However, these dwellings have yet to be constructed and do not currently contribute to the character of the street scene. Nonetheless, each application is considered on its own merits and these dwellings do not set a precedent for the implementation of similar development elsewhere, including extensions to other properties within the locality.

A pitched roof dormer window to the front of the host dwelling is proposed. Pitched roof dormers are generally considered more appropriate for both aesthetic and practical reasons, however, the SPD is clear that unless the street scene is characterised by dormers on the frontage, dormer windows should be located on the rear or secondary elevations. Examples of existing dormers at 6 Well Lane and 1 Orchard Close were provided. However, whilst it is acknowledged that dormer windows at these locations exist as very limited examples within the locality, they do not contribute to the character of Garden House Close. Additionally, the proposed dormer would be built off the main front wall of the original dwelling and built up to the ridge line of the original roof resulting in an overly dominant appearance, contrary to the SPD. Furthermore, each application is considered on its own merits and existing examples do not set a precedent for the implementation of similar development elsewhere.

A flat roof dormer to the rear of the host dwelling is proposed. The proposed dormer would be visible from the street scene of Lamb Lane to the west of the application site. Flat roof dormers are generally considered to be aesthetically inferior and have proved to be more prone to failure; therefore, there are some visual amenity concerns regarding the visibility of the dormer. However, as the dormer would be located away from the highway, it is unlikely to appear overly intrusive or dominant. Additionally, it is acknowledged that a rear flat roof dormer could be implemented under permitted development as per Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 provided that the relevant criteria is met.

It was suggested that a two-storey side extension could be acceptable provided that the front dormer window was removed and the existing extension to the front of the dwelling was retained as a single storey. However, the applicant declined to amend the proposal.

The proposal is therefore not considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and is contrary to the *Supplementary Planning Document: House Extensions and Other Domestic Alterations* and would be unacceptable regarding visual amenity.

Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The proposed first-floor extensions would project from the west and south elevations of the host dwelling. It is acknowledged that the subsequent increase in height could result in some additional overshadowing. However, the proposed extensions would be located to the east and west of neighbouring properties and would follow the form of existing extensions, not extending beyond the rear wall of the original dwelling, and therefore maintaining existing separation distances from adjacent and adjoining neighbouring properties. Additionally, the proposal would adopt a roof height that would not exceed the ridge of the roof of the original dwelling. New glazing would be limited to the front and rear elevations of the proposed extensions and no additional glazing would be inserted on either side elevation. As the proposal would follow the form of existing extensions and not extend beyond the rear wall of the original dwelling, the existing separation distance between the rear elevation, the rear boundary, and the neighbouring properties opposite (which are in accordance with the SPD) would be maintained. A second-floor balcony would feature on the front elevation. It is acknowledged that the balcony could contribute to increased levels of overlooking. However, the balcony would be internal and would serve a room that is unlikely to be in constant use throughout the day, and a sufficient separation distance would be maintained to the development site opposite, in accordance with the SPD. The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook.

The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity. Nonetheless, a proposal that is considered acceptable regarding residential amenity does not warrant the approval of a scheme that is considered unacceptable in terms of its impact on visual amenity.

Highway Safety

The proposal would not interfere with existing parking arrangements to the front of the property, nor would it result in a requirement to provide additional off-street spaces. Additionally, Highways DC were consulted and the application and raised no objection.

The proposal is therefore considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*. Nonetheless, a proposal that is considered acceptable regarding highway safety does not warrant the approval of a scheme that is considered unacceptable in terms of its impact on visual amenity.

**Recommendation -
Refuse.**