Planning Statement

Erection of first floor front extension to no.66 Dove Road, Wombwell, Barnsley.



Andrew Bailey Architects Ltd
RIBA CONSERVATION REGISTER ARCHITECT
Glendower House
85 Lundhill Road
Wombwell
Barnsley, S73 0RL
T. 01226 752590
E. andrew.bailey@akbarchitects.com
W WWW.AKBARCHITECTS.COM

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1.0 Introduction

This Planning Statement has been prepared on behalf of Rebecca Murphy. It is intended to assist Barnsley Metropolitan Borough Council (BMBC) in its determination of an application for proposal to erect a first floor front extension at no. 66 Dove Road , Wombwell, Barnsley, S73 0TE.

In addition to this Statement, the planning application should be considered in recognition of the following supporting documents:

Plans

- Site Location Plan 1/1250
- Plans and Elevations (Existing) Dwg No. 209-0034- PA01
- Plans and Elevations (Proposed) Dwg No. 209-0034- PA02A

2.0 Site & Surroundings

The application property is two storey brick built detached. The property occupies an elevated position on the northern Side of Dove Road immediately east of the junction with Hoober View.

The property was constructed in the 1970's, it is of a buff brick construction with a concrete roof tile. The property originally supported a projecting flat roof garage on its front elevation. An extension undertaken in the mid 00's has seen the ground floor lounge extended out towards the original garage with the addition of a lean to pitched roof. The ground floor building line of the property is therefore consistent across the front elevation. The elevated nature sees access taken from a series of steps which hare contained behind a small retaining wall. To the front of the property there is off road parking for up to 3 vehicles along with raised planting beds.

Dove Road is wholly residential in character, the estate roads links Brampton Road in the East with Lundhill Road to the West. The area is characterised by a mixture of detached and semi-detached properties constructed from either buff, brindle or orange-multi bricks. Rendered panels are a feature at first floor level at the majority of the properties support single storey front extensions with a mixture of pitched and lean-to roof types. The scale of these extensions does vary which distorts the original building lines.

The property is not located within a Conservation Area, listed or within the setting of a Listed Building.

3.0 Proposal

The application seeks planning permission for the erection of a first floor extension to the existing dwelling. The extension would provide extended en-suite accommodation to the existing front bedroom. It sit directly above the existing ground floor extension with a forward projection of 3.25m. The extension would be designed with an apex roof with an eaves height of 5.5m and ridge height of 7m.

4.0 Planning History

B/04/1188/WW - Erection of single storey front extension – Approved 30/07/2004.

2019/ENQ/00128 – The Council responded to a pre application enquiry submitted in relation to the current proposals for the addition of a first floor front extension. The Planning Officer (Nathan Denman) responded formally under correspondence dated 21st February 2019. The officer acknowledged that the design was a sufficient quality which would complement the property. However, it was also advised that the

proposals would be contrary to the prevailing character of the street scene which would be contrary to design advice of the BMBC's adopted Supplementary Planning Guidance on house extension. It was accordingly advised that the LPA could not support a planning application on this basis.

Under further correspondence the Officer advised that the applicant would need to consider going to appeal.

5.0 Planning Policy

The development plan comprises of the Barnsley Local Plan adopted January 2019. The property is located within an area that is allocated as Urban Fabric.

The Local Plan identifies that Policy GD1 will be the starting point for making decisions on all areas of the Policies Map identified as Urban Fabric.

Policy GD1 General Development

Proposals for development will be approved if:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;
- They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;
- Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated; Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;
- Any drains, culverts and other surface water bodies that may cross the site are considered;
- Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- Any pylons are considered in the layout; and
- Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

D1 – High Quality Design and Place Making

Design Principles

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, including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian network;
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;
- Create clear distinctions between public and private spaces; Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high quality materials; Include a comprehensive and high quality scheme for hard and soft landscaping; and
- Provide high quality public realm.

Supplementary Planning Documents 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.

With reference to front extension the SPD advises that;

'*House Extensions states 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*'.

Equally the guidance acknowledges that;

'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'.

NPPF

The National Planning Policy Framework (NPPF), was updated in February 2019 and is a material consideration in planning decisions. At the heart of the NPPF is a presumption in favour of sustainable development, and the policies taken as a whole, constitute the Government's view on what sustainable development in England means in practice for the planning system.

6.0 Design Precedents









7.0 Assessment

Prior to the submission of the application the applicant engaged in pre application discussions with the Local Planning Authority, the subsequent advice which was issued identified that the design was of a sufficient quality but due to the proposals being contrary to the prevailing character of the street scene, an application could not be supported.

This statement is prepared to provide a justification as to why planning approval should be granted.

Principle:
The site (Dove Road) 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.

In the applicants circumstances the proposals provide the most practical and cost effective way of extending their property to address family requirements. Extending above the existing ground floor extension minimises the extent of development significantly and weight should be given to the sustainable credentials of this as per the advice of the NPPF.

Design:
It is accepted that there are no examples of projecting first floor extensions along Dove Road. In terms of the context of the local street scene the building line of the properties is significantly varied owing to a prevalence of ground floor extensions. Originally the majority of the properties had a projecting flat roof garage, the majority of these have been encapsulated within an extension which has extended out the ground floor elevation and included a mono-pitched roof.

Appreciation to the varied building line of the existing street scene is important to the assessment of the proposals. It would appear that the Council has taken a relaxed view of to the design of single storey extensions evidenced by the variation in roof style and materials. The applicant and neighbouring property (no.68) provide examples of larger front extension which have a particularly dominant appearance in the street scene. On reflection this type of extension visually unbalances the property ,chiefly as a result of the dominance of their large lean-to roof.

The Councils adopted SPD alludes that front extension to detached houses on staggered building lines are viewed as acceptable provided that they; 'compliment the original house and not adversely affect any adjacent property or the street scene'. It is held that in the applicants circumstances the proposals should be viewed as an example of such an acceptable extension.

It is considered unreasonable to suggest the extension would be unacceptable solely on grounds that it would be a unique feature. The housing estate is not within a Conservation Area which should be subject to more stringent controls over design. Crucially the design of the extension is wholly domestic in appearance and its scale would assume a subservient appearance to the host property especially due to the design being recessed from the front elevation by 250mm (approx).

The addition of the extension would give a degree of visual balance to the property, which at the moment is dominated by the influence of the ground floor extension. By extending at first floor level the remaining ground floor extension would appear more subservient and improve the overall setting of the dwelling, the front elevation of which lacks vertical emphasis. Whilst this would be an isolated example within the street it would not be untypical to that of a modern housing estate. The extension would also successfully assimilate into the fabric of the host

dwelling through the use of identical materials and its fenestration arrangement.

Paragraph 118 (criteria E) of the Planning Framework identifies that planning decisions should; ' support opportunities to use the airspace above existing residential and commercial premises'. Whilst it could be argued that this applies exclusively to 'new' dwellings and not extensions to existing it is nonetheless considered to carry resonance to the proposals. Crucially in the Councils pre application appraisal the Planning Officer identified that despite concerns of the non prevalence of first floor extensions in the street the design was otherwise acceptable. Also, and of equal importance, is that demonstrable harm to the street scene has not been identified by the Planning Officer. As such it cannot be seen how the proposed extension could be interpreted as being injurious to the character of the locality, and it should therefore be viewed as being compliant with Local Plan polices GD1 and D1.

Matters of precedent and the existing street scene is not considered to be a reasonable or material consideration to the proposals. However, there is no significant evidence that this scenario is especially likely to occur in this locality, or indeed that the cumulative effect of a number of such developments would necessarily be harmful to the character and appearance of the area. Furthermore, it is the LPA's responsibility to determine the application solely on its own individual merits, which in the instance of the proposals should be viewed as acceptable.

Amenity:
Extensions to dwellings are considered on the basis of overshadowing, loss of privacy and outlook.

In the pre application assessment the planning officer did not identify that the proposals would have any sort of negative influence upon the amenity of neighbouring properties. The design and siting is such that levels of privacy and outlook would be appropriately maintained for all properties within the neighbouring vicinity.

7.0 Conclusion

Proposals to extend residential properties located within the urban fabric of the Borough are acceptable in principle.

It is disappointing that in the absence of any such demonstrable harm that the LPA has not exercised flexibility in its judgement of the proposals. This is considered to be contrary to the advice of paragraph 38 of the Planning Framework which identifies that Decision makers should; ' work proactively' and at every level they should; 'seek to approve applications for sustainable development'.

The proposed extension would be of a scale and design which harmonises with the existing building, it would not adversely affect the amenity of neighbouring properties. The street scene is sufficiently varied in its design and character owing to the prevalence of ground floor extensions. The proposals would only add a modest variance to the established character. It is deemed that the building line is sufficiently staggered to justify acceptance of the extension as per the requirements of the adopted SPD.

It is held that the design, scale and appearance of the extension would be acceptable and not harm the character of the street scene, residents amenity or interfere with highway safety. Accordingly it should be viewed that the proposals are in accordance with Local Plan Policies D1, GD1 and the adopted SPD ‘House Extensions’.

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Therefore in accordance with the NPPF, in the absence of any adverse impacts which would significantly and demonstrably outweigh the benefits of the development, it is hoped that the Local Planning authority support this application.

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