
2022/0610

David Lewis

Erection of side and rear extension to dwelling

55 Mount Vernon Road, Worsbrough Common, Barnsley, S70 4DL

Site Location & Description

The applicant's property is a detached dormer bungalow located on Mount Vernon Road in Worsbrough. The dwelling is constructed from red brick and render and features a flat roof dormer on the front roof slope. The dwelling is situated in a very generously sized plot with the rear garden area being of a substantial size (measuring c.1500sqm) and stretching across the rear of 11 x neighbouring properties on nearby Milden Place and Bruce Avenue to the North, North-West and West. The access into the site is from Mount Vernon Road leading to a hard surfaced parking area to the front/side, with a small grassed garden to the front and a mid-height stone retaining wall. The street scene is entirely residential and is diverse in terms of dwelling type, structure and external materials. This includes several dormer bungalows which are very similar in style/design to the applicant's property.

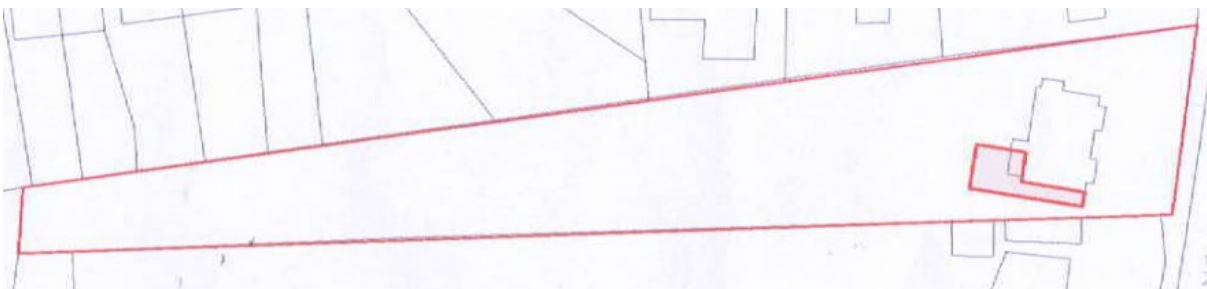




Proposed Development

The applicant is seeking approval for the erection of a 1.5 storey side/rear extension to the dwelling. The extension has been amended with a setback of 0.3m added and a setdown in the roof level added. The entire property will be rendered to match the extension with white silicone render. Other alterations are proposed such as infilling the existing windows on the Northern elevation serving the pantry and downstairs toilet, respectively, and the addition of an obscure glazed window to serve the newly formed bathroom at ground floor level. Both of these elements are permitted development.

Proposed site plan:



Proposed Elevations (Amended):



Proposed Front Elevation



Proposed Side Elevation

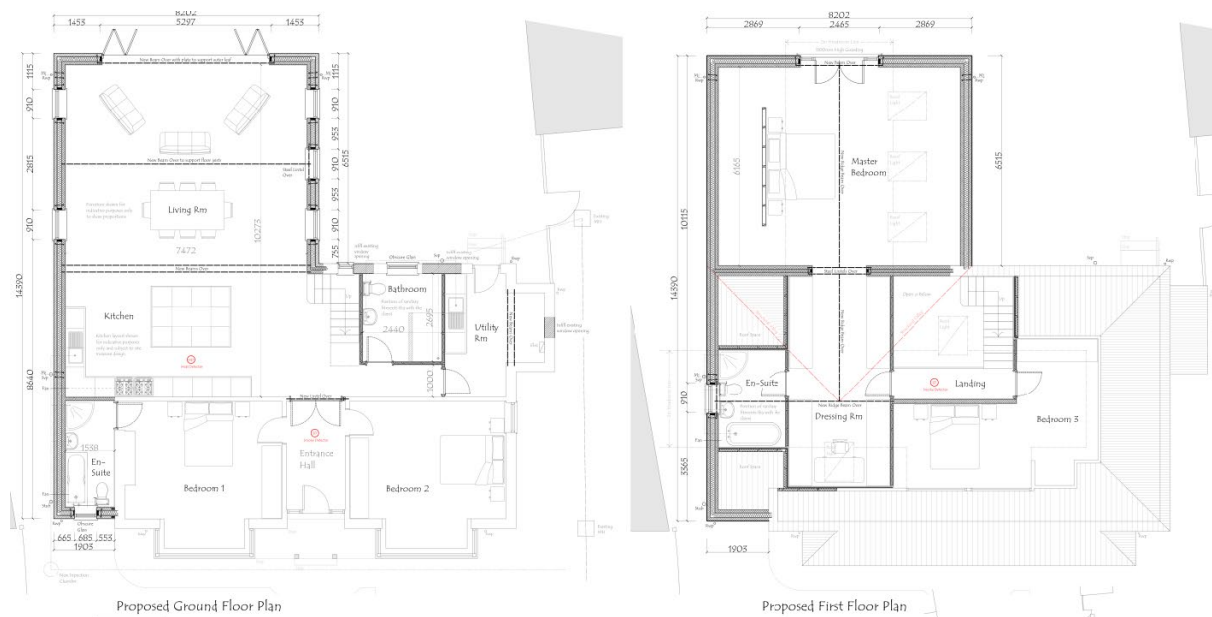


Proposed Rear Elevation



Proposed Side Elevation

Proposed Floor Plans



Relevant Planning History

None

Policy Context

Planning decision should be made in accordance with the local plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan (adopted January 2019), alongside the Joint Waste Plan and relevant neighbourhood plans, form the statutory development plan for Barnsley. It establishes policies and proposals for the development and use of land up to the year 2033 and will be used when considering planning applications and to coordinate investment decisions that affect the towns, villages and countryside of Barnsley. The Local Plan supersedes the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy T4: New Development and Highway Improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - 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:

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.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

None

Representations

Neighbouring properties were consulted on the application, one comment was received raising concern with extension on the basis of the following:

1. The proposed extension is beyond the established building line and the neighbouring property will not be able to avoid looking into the neighbouring living room.
2. The height of the extension results in a loss of the view of some of the sky.

Assessment

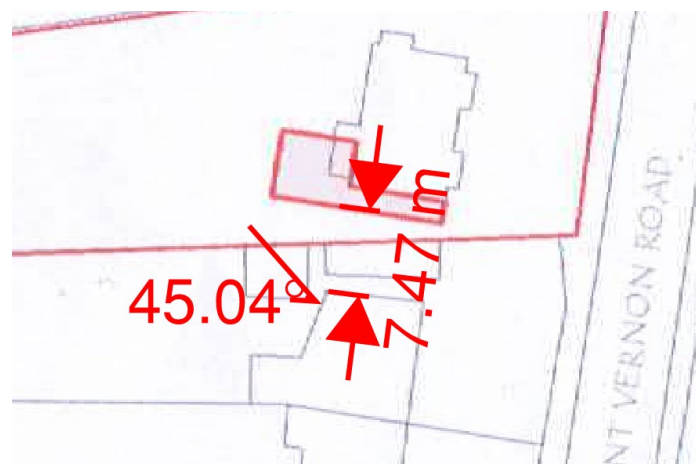
Principle of Development

The site falls within the urban fabric which has no specific land allocation; however the site and immediate surrounding area is made up principally of housing. Extensions, alterations to residential properties and the erection of domestic outbuildings are considered acceptable in these areas where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

Residential Amenity

An objection has been received by a neighbouring property raising concern that the proposed extension is beyond the established building line. The extension will be in direct view from the neighbouring rear facing windows with the proposed extension containing windows on the ground floor level on the side elevation, facing into the neighbouring property. These concerns have been acknowledged and can be understood and a site visit and assessment has taken place to consider these concerns.

The property is detached and situated in a very large plot with a significantly sized rear garden area (1500sqm). There are a significant number (x 12) of properties which therefore share a boundary line with the proposed dwelling but the closest property to the extension itself is to the immediate South (no. 57 Mount Vernon Road). The extension contains habitable room windows facing onto this neighbouring property, but these are at ground floor level. The site visit showed that there is a fence and several outbuildings to the immediate South of the applicant's property which provides screening to the rear elevation of no.57 and its rear elevation. As such, there will be no clear direct view from the Southern side elevation of the extension into no. 57 and the extension's and neighbouring habitable room windows will not look directly onto one another. The screenshot below shows that no part of the extension would fall within the 45-degree angle when drawn from the mid-point of the nearest habitable room window of no.57. Equally, the 45-degree assessment is used primarily to assess whether an extension would have an overbearing impact or not. Should a significant part of the extension fall within this angle, it could be deemed to be overbearing and result in loss of outlook to neighbouring properties and their habitable room windows. Further, the proposed development introduces a first floor window on the side elevation of the dwelling serving an en-suite. This is a non-habitable room, but a condition will be attached to ensure that the window will be obscure glazed to protect the privacy of no. 57 to the South.



One of the resident's concerns is in relation to the extension resulting in a loss of a view of the sky from neighbouring habitable room windows. Unfortunately, there is no right to a view and the above assessment indicates that the extension will not lead to a significant loss of outlook to any neighbouring property.

Extensions and other outbuildings have a much greater overshadowing impact over neighbouring properties when they are situated to the immediate South, particularly of habitable room windows. The extension is situated on the Southern side of the property, 12m away from the Northern boundary line (shared with several properties). The extension also contains several habitable room windows on the Northern elevation of the rear extension but the 12m separation distance is considered to be sufficient to ensure that reasonable levels of privacy will be retained. The extension also features a Juliet balcony on the rear elevation at first floor level, but this faces West, not directly onto neighbouring properties and primarily onto the substantial garden area. There are no concerns with overlooking or loss privacy from any part of the proposal.

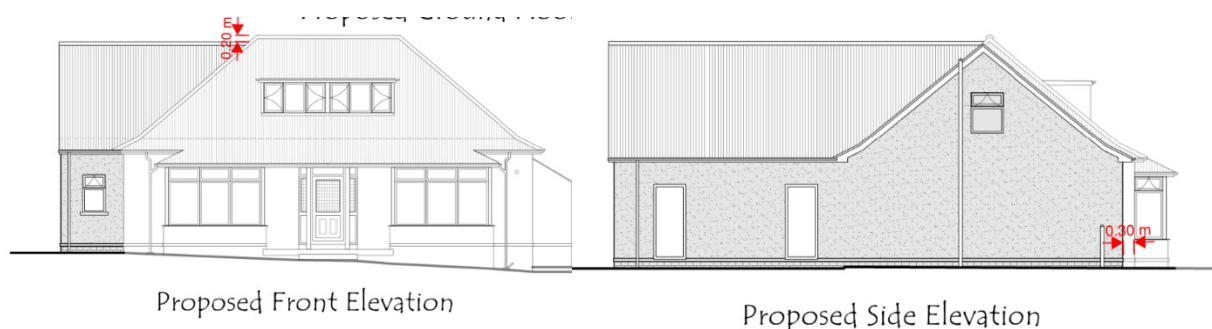
The extension is in closer proximity to no. 57 but is set to the North of this property and retains a separation distance of c.6.5m gable to gable at the closest points. It is therefore considered that the overshadowing impact over this property will be very minimal – if there any overshadowing at all.

The proposed development is considered to be in compliance with Local Plan Policy GD1 and the SPD for house extensions and other domestic alterations and is acceptable in terms of residential amenity.

Visual Amenity

The sideways projection of the extension is sympathetic to the host dwelling measuring 1.9m which constitutes a 10% projection compared to the existing width of the dwelling. Clearly this isn't an excessive amount and is well below the limitations of the SPD for House Extensions which allows for a two-thirds sideways projection for side extensions to dwellings.

The proposed extension has been amended to feature a setback of 0.3m and a set down in the roof level of 0.2m. This is less than the minimum required for extensions in the SPD which recommends a minimum of 0.5m setback and set down, however it achieves the primary goal of ensuring that the extension appears subordinate to the host dwelling. Given the sideways projection is not excessive, this is considered to be acceptable. The plans provided are not annotated however the screenshot below clearly shows the setback and setdown – using the Council's measuring software:



The applicant intends to completely render the dwelling, including the existing elevations. There is render on the existing dwelling including the visible front elevation and the street scene is diverse with an array of different dwelling types, structures and most importantly external materials with render being a common feature. That being said, the majority of the property containing render have this as a feature alongside red brick or stone. However, there are several examples of properties which are indeed entirely rendered, and it is felt that rendering the property is appropriate within this context. The agent has confirmed that white silicone render in white will be used and that the existing roof tiles will be reclaimed to use on the proposed front-facing roof slope. The additional roof tiles will be an exact match to the existing.

The rearwards projection of the extension is 6.5m which is fairly large, but the extension is located on a detached property situated in a very large rear garden area. The rear section of the extension would largely be screened from the road and will not be overly visible from the neighbouring properties as there are trees and other vegetation obscuring views into the site on the Northern boundary. The roof style is slightly different to the existing as it is an apex with the host being a hipped. However as

stated above, the rear section of the extension is not overly visible to public areas or neighbouring properties.

The amended proposal features a setback of 0.3m and a setdown of 0.2m which is less than the minimum required by the Council's SPD but is sufficient to ensure that the extension remains subservient to the host dwelling. The existing dwelling is also to be rendered with white silicone render and matching roof tiles will be used – the existing roof tiles will be partially reclaimed and placed on the front-facing roof slope. The overall design principles of the extension are in keeping with the existing dwelling's character and the proposed development is considered to be acceptable.

The amended proposal is considered to be acceptable in terms of visual amenity.

Highway safety

The development seeks to increase the number of bedrooms within the property from 1 to 3 which requires an increase in the amount of off-street parking spaces from 1 to 2 (for 2+ bedroom properties). The site visit showed that there is sufficient space within the site for 2 off-street parking spaces and the access and parking provision will remain unchanged from the existing. The proposed development is considered to be acceptable in terms of highway safety, in line with the parking SPD and Local Plan Policy T4.

Recommendation

Approve with conditions