
2022/0830

Mr J Sykes

Erection of two storey side extension to dwelling

2 Wellington Close, Monk Bretton, Barnsley, S71 2NH

Site Location & Description

Wellington Close is a residential estate cul-de-sac located off Rotherham Road, a main route linking the north of the borough to the east. The area is residential in nature; with the residential properties generally two-storey, semi-detached or detached dwellings. There are examples of two-storey extensions within the street scene.

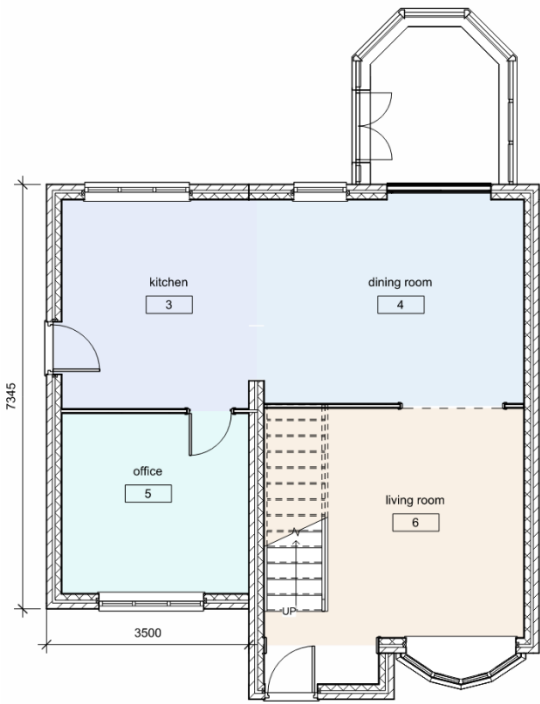
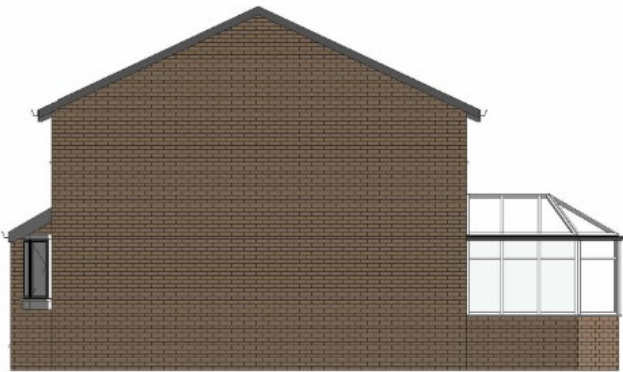
The application relates to a two-storey, semi-detached brick-built and clad dwelling located at the junction of Wellington Close and Rochester Road. The dwelling is set back from the highway and at an elevated position within the street, due to Rochester Road being set at a higher level than Wellington Close. The dwelling benefits from a modest front and side garden with a smaller area to the rear. Vehicular access to a single detached garage is taken to the west, adjacent to 4 Wellington Close which is located at 90 degrees to the application dwelling.



Proposed Development

The applicant seeks permission for the erection of a two-storey side extension to the south-western elevation. The side extension is to project 3.5m from the side elevation extending the full depth of the original property, with a set-back of 750mm at the front elevation.

The plans have been amended during the application process which include the set-back at the front elevation and a reduction in the sideways projection.



Ground Floor Proposed



First Floor Proposed

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 Local Plan Proposals Maps 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

None

Representations

Neighbour notification letters were sent to surrounding properties; no letters of representation 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 and on highway safety.

Residential Amenity

The SPD sets out guidance in relation to the extensions to ensure that extensions are designed to limit the impact on neighbouring dwellings. It states that habitable room windows should be located 10m from a boundary with a rear garden, that 12m should be maintained between habitable rooms and blank gable walls, and that 21m should be maintained between facing habitable room windows; habitable rooms are taken to include lounge/living room, dining room, kitchen, bedroom, and study.

The proposed two storey side extension is to be located on the south-western elevation and would not project closer to the front or rear boundaries than the existing dwelling, therefore not increasing levels of overlooking of the properties to the south-east or north-west. The extension has been designed with no windows on the rear elevation, whilst 12m is not retained between the windows located on the side elevation of the neighbouring property 4 Wellington Close, the windows on the side elevation do not serve habitable rooms. It is proposed to include a window at first floor level on the side elevation of the proposed extension, which could lead to an increase in overlooking of the property to the south-west however a minimum of 21m would be retained between the facing habitable room windows. It is therefore considered that the proposed first floor side extension would not increase levels of overlooking to a detrimental level.

Whilst the proposed two-storey side extension would be located to the south of the neighbouring property, 4 Wellington Close, due to the property's orientation to each other and the path of the sun, it would not increase levels of overshadowing of it.

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.

Visual Amenity

The SPD 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 addition to this, the SPD also states that where a dwelling is located in a corner plot, the sideways projection should not exceed more than half the width of the gap between the side elevation of the original dwelling and the side boundary. In this instance the proposed extension projects 3.5m from the side elevation and maintains a gap of at least half of the original width and therefore the proposal complies with the guidance set out in the supplementary planning document.

The document also states that two-storey side extensions 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 dwelling incorporates a set-back of 750mm at ground floor level, which allows for a vertical break in materials on the front elevation and a corresponding lowering of the ridge line, ensuring the original dwelling remains the dominant feature.

In addition, the proposed two storey side extension is to be constructed from brickwork to match the existing dwelling and is designed with detailing and fenestration to match the existing dwelling.

Based on the above it is therefore considered that the proposed extensions and alterations are acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Highway safety

The proposal does not result in the loss of off-street parking or the requirement for additional provision, as such is considered acceptable in terms of its impact on highway safety.

Recommendation

Approve with conditions