

2021/1528

Jackie Downing

Erection of two storey side and rear extensions, replacement roof with increased ridge height, bow windows to front and erection of detached double garage to rear

High Stile Cottage, 2 Park Avenue, Athersley, South, Barnsley, S71 3TU

Site Description

The application relates to a 2 storey, brick built, hipped roof end of terrace dwelling located on a residential cul-de-sac of similar properties. To the side of the dwelling is a flat roofed garage extension which is accessed directly off the turning circle serving the cul-de-sac. To the front of the property is an area of hardstanding for parking and a small, enclosed garden area. There are further gardens to the side of the property adjacent to the garage as well as an enclosed garden to the rear. Attached to the rear elevation of the dwelling is an existing single storey extension.

There are attached neighbouring properties to the North West as well as further neighbouring dwellings opposite Park Avenue. To the East of the site is Athersley South Primary School and to the South is a single storey property which fronts Wakefield Road but takes vehicular access from Park Avenue.

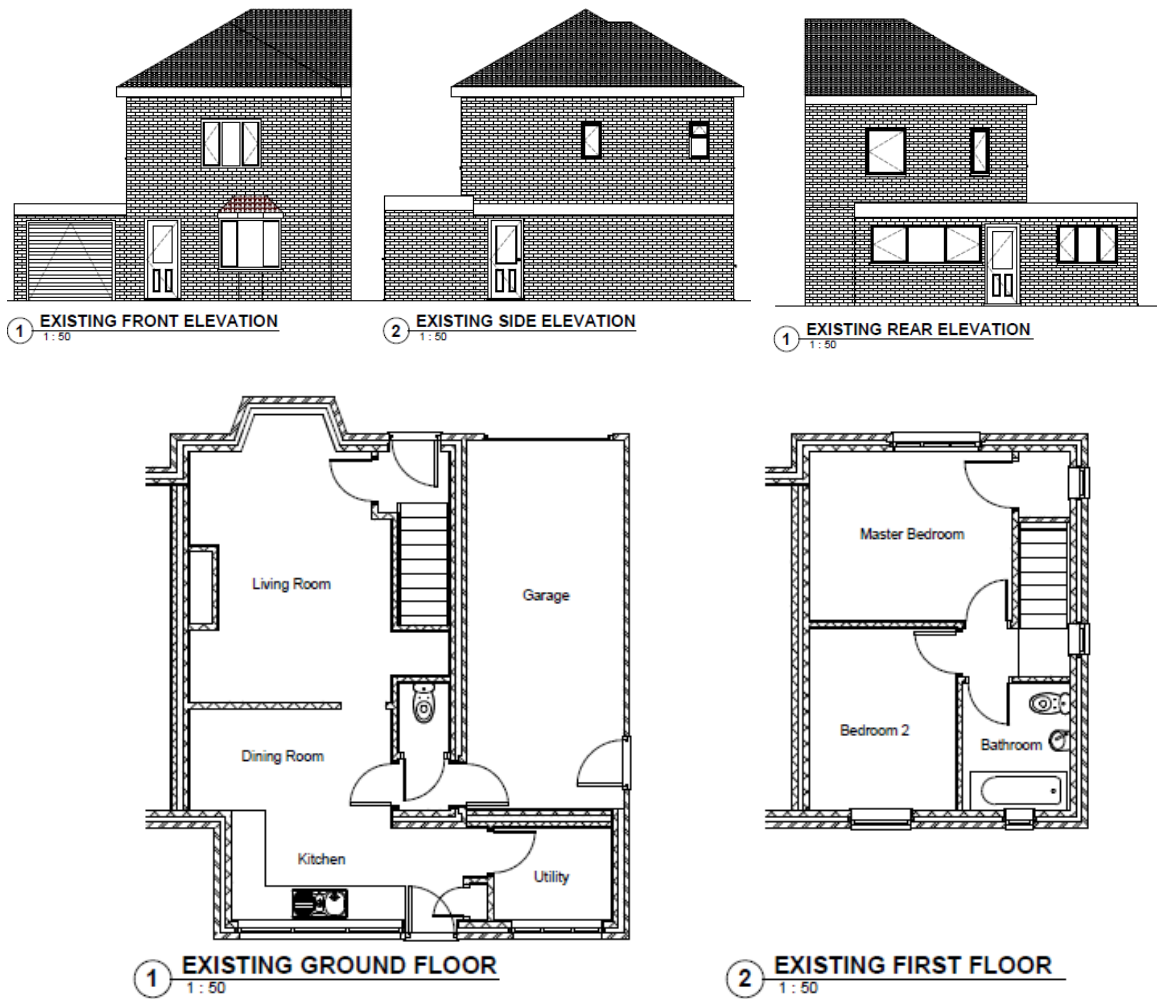


Proposed Development

The applicant seeks permission to erect a wrap around, 2 storey side and rear extension as well as erect a roof over the existing property and proposed extensions which would have an increased ridge height. The 2 storey extensions would have a similar projection of the existing flat roofed single storey extensions to the side and the rear. The applicant also proposes to incorporate square bow windows on the front elevation at ground floor level.

In addition, a brick built, detached, hip roofed, double garage is proposed in the Southern corner of the garden.

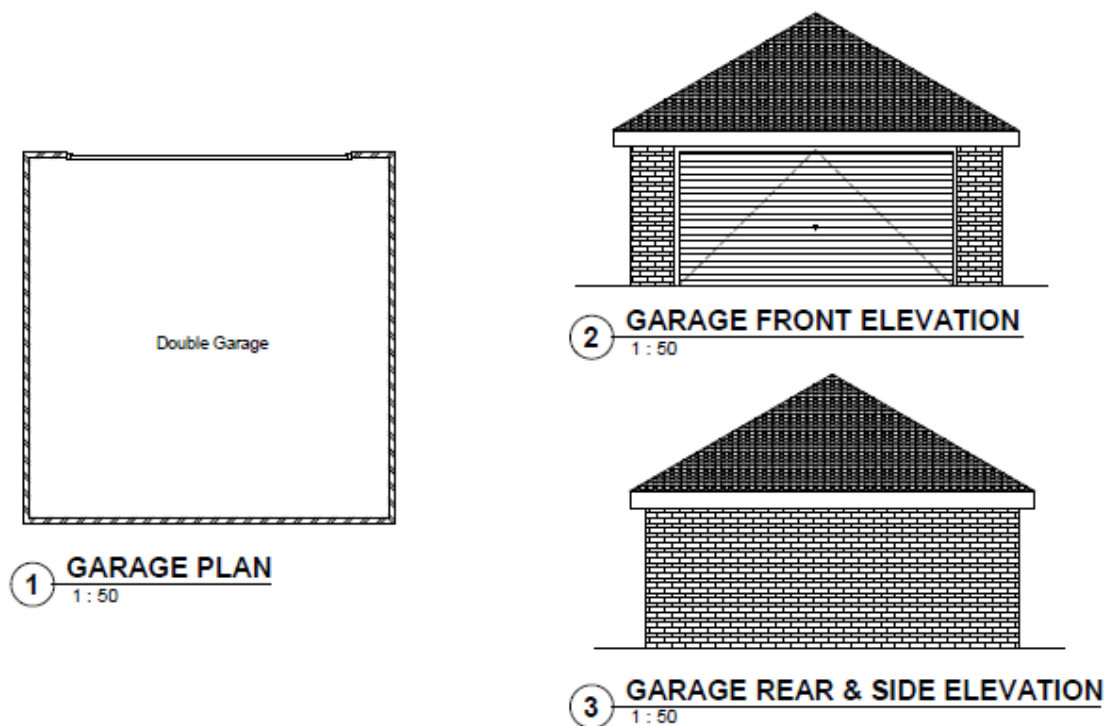
Existing



Proposed



Garage



Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following Local Plan policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

SPD's

Supplementary Planning Document (SPD) – 'House Extensions and other domestic alterations' 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.

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.

Representations

Notification letters were sent to surrounding properties. No objections have been received.

Assessment

Principle of Development

The site is allocated as Urban Fabric within the 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

It is noted that the proposed 2 storey rear extension would be adjacent to the boundary with the adjoining neighbour and would be orientated to the South. However, the projection would only be circa 2m, less than the 2.5m recommended in the SPD for terraced properties.

The side extension would project towards the neighbouring bungalow but again would be a modest projection and be adjacent to the neighbouring garage and parking area. It would also be orientated to the North so should not result in a significantly overshadowing or overbearing feature, in accordance with Local Plan Policy GD1.

There are no habitable room windows proposed on the side elevation facing the neighbouring bungalow and its associated garden and the front elevation windows would meet the required separation distances from the property's opposite, in accordance with the SPD. In terms of the rear extension the ground floor windows would be similar to the existing single storey extension and views would be obscure by boundary treatments. However, the first floor of the extension would contain habitable room windows and these would fall short of 10m to the rear boundary which is shared with a neighbouring private amenity space and would also fall short of 21m from the neighbouring rear elevation, which also contains habitable room windows. As such, overlooking would increase and privacy levels would be reduced, contrary to Local Plan Policy GD1.

The proposed garage would be located in the Southern corner of the garden and would have a pitched roof which slopes away from the neighbouring boundaries. It would not be directly to the rear of the dwellings to the South West and would be adjacent to the relatively blank wall to the garage extension attached to the property to the South, as such, it would not result in an overbearing feature or significantly increase overshadowing.

Visual Amenity

The property is located on the end of a symmetrical terraced row of properties. It is noted the application property already has a single storey side extension, but this does not have a significant impact on the overall symmetry and balance of the row.

The applicant proposes to put a wrap around 2 storey side and rear extension on the property and also create a single roof, with higher ridge height than the original, over both the existing dwelling and the extension. There would be no distinction between the original dwelling and the extension, which is contrary to the SPD that requires the side extension to have a set back from the original front elevation and also a roof with a ridge parallel to, but lower than, the original. As such, the extensions would not be subordinate additions and the original property would not remain the dominant visual feature.

It is noted there is a 2-storey side extension on a similar property on a similar terrace row within Park Avenue, however, this has a significant set back from the original front elevation and has a lower ridge height. As such, it is a subordinate addition and allows the symmetry and balance of the row to remain, not to mention being in accordance with the relevant policies and guidelines.

The resulting wide continuous front elevation, together with the larger roof with increased ridge height, would totally unbalance the currently symmetrical terrace row to the detriment of the visual amenity of the streetscene, contrary to the SPD and Local Plan Policy D1.

In addition, the resultant front elevation, in terms of its balance, fenestration and appearance would be at odds with the host property and the immediately adjacent properties, as such, it would be out of kilter with its surroundings, resulting in a visually intrusive feature.

In terms of fenestration, the existing side elevation of the property is broken up by the garage extension and windows at first floor level. The proposed side elevation would result in a large continuous area of blank brick work which would be highly visible from the head of the cul de sac, again, detrimental to the visual amenity of the streetscene and contrary to Local Plan Policy D1.

In terms of the garage, it would be set back from both the highway and the front elevation of the property in a relatively non-prominent position. It would also be adjacent to, and seen in the same context as, the neighbouring garage extension.

Highways

The existing attached garage would be lost as part of the development; however, a new detached double garage is proposed and there would also be parking for at least 2no. vehicles within the curtilage.

Conclusion

Recommendation Refuse