
2023/0659

Applicant: Mr L Warhurst

Address: 8 Alton Way, Staincross, Barnsley S75 6EY

Description: Erection of proposed single storey porch extension to front of dwelling, demolition of existing garage to side replaced with erection of two storey side extension (including integral garage) and erection of two storey rear extension

Objections: There are three objections from consulted neighbours.

Site & Location Description:

Alton Way is a small residential street in Staincross. Due to the topography of the area, dwellings on Alton Way are located in elevated position to their neighbours below, whose rear gardens are back-to-back with those on Alton Way. The application dwelling, like others on the street features a front elevation akin to a bungalow or dormer bungalow, with the only the side elevation indicating the full height of the dwelling. Over different internal levels, the dwelling features three bedrooms, a lounge, dinning room Kitchen and bathroom. A garage is attached to but does not appear accessible from the dwelling.

The dwelling is constructed of buff coloured brick with some sections of stone cladding. The roof is of an apex style, featuring stone-coloured tiles and a shorter slope on the rear elevation. The front garden is reasonably level and features an area of lawn, a section of large shrubs on the front boundary and a driveway. The driveway continues downwards to the side of the house, leading to the attached garage, which currently features a flat roof.

The construction style and materials of the dwelling are similar to those within the area, as along with the dwelling and immediate street scene, multiple types of materials, such as brick, stone cladding and render feature, often together in dwellings within the area.



Planning History: B/80/1121/DT5 (no further Information available)

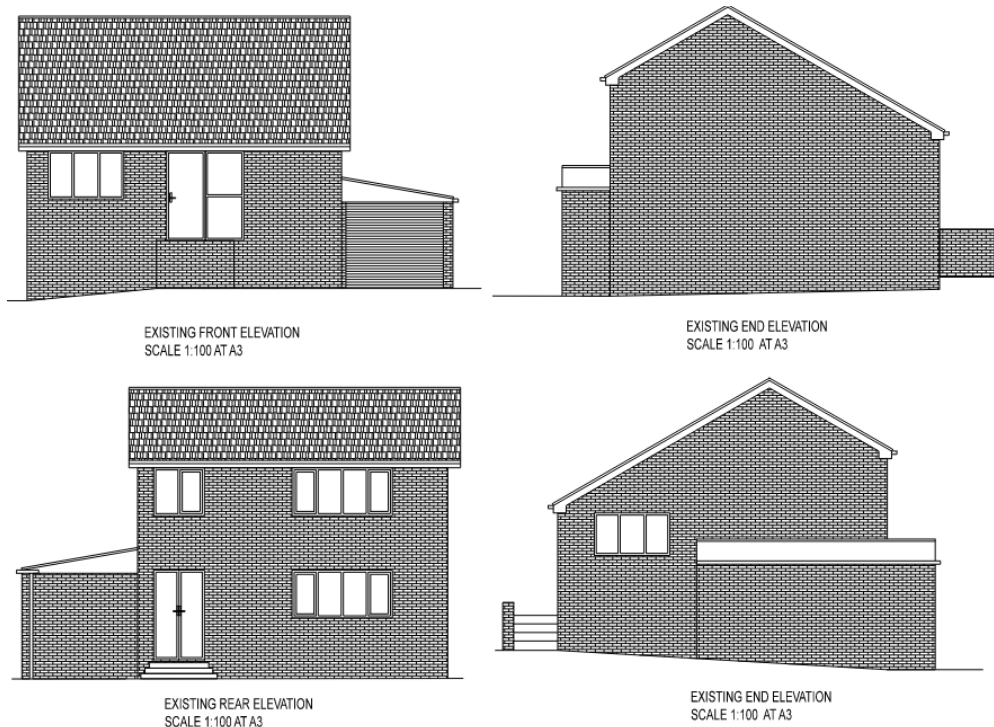
Proposed:

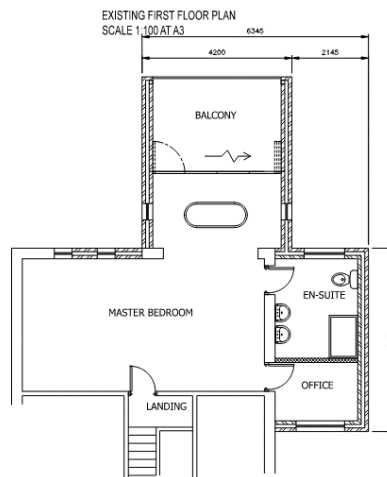
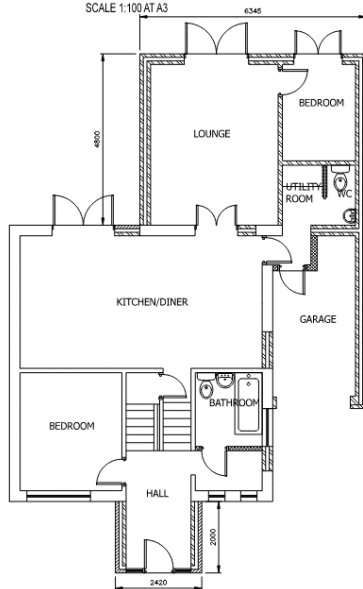
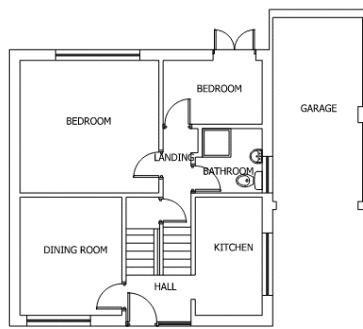
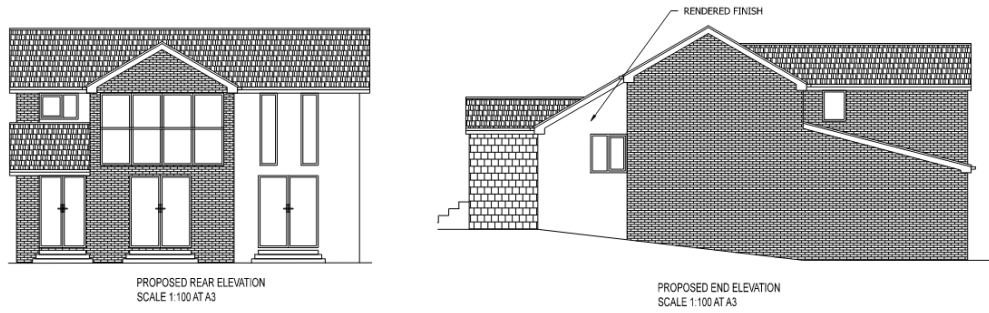
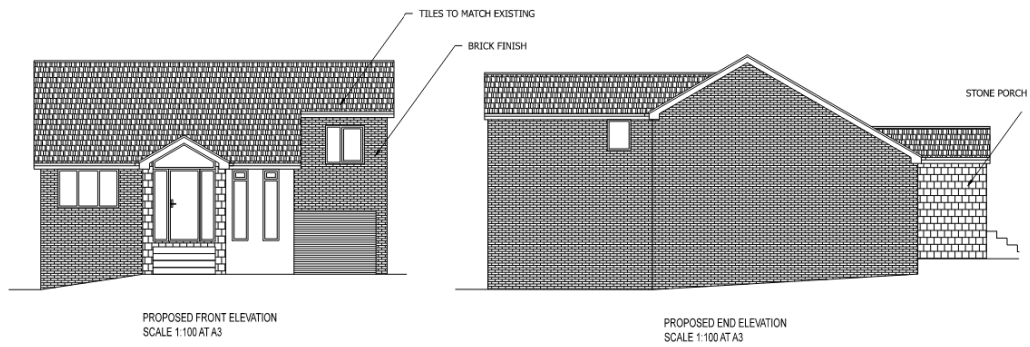
The proposal is for a two-story rear extension, a first-floor extension above an existing single-story garage, which is attached to the side elevation and a new front porch extension. Part of the works would also include internal reconfiguration of the dwelling, replacement, addition or removal of windows and doors, and an integrated internal first-floor balcony on the rear elevation.

After advice, the original plans have been reconfigured to reduce the amount of proposed render and an increased retention of brickwork. Some small areas of design features, such as a stone porch and a smaller section of render have been retained, where in part, retaining or using matching brickwork may be difficult.

Considering the above, the proposal would retain the dwelling's number of bedrooms (three), add an ensuite bathroom, office and hall area whilst featuring a larger kitchen-diner instead of separate rooms. The garage would remain, although internally reduced in length and area. Except for the small sections of render, the materials proposed would be of similar appearance to the existing materials of the dwelling.

Existing and Proposed Elevations and Floor Plans





Local Plan Designation: Urban Fabric

Conservation Area: No

Consultees:

Forestry Officer: The forestry officer had no significant concern about the small tree located in the rear garden.

Neighbour Representations:

Letters were sent to nearby addresses. Three neighbours objected with four key points extracted:

- Overlooking, overbearing and loss of privacy in the rear gardens
- Loss of sunlight
- Drainage issues
- Devaluation of properties

Policy Context

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 was adopted in January 2019 and is also 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 Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. The Local Plan review was approved at the full Council meeting on 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.

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 significant 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.

Local Plan

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

Policy SD1: Presumption in favour of Sustainable Development

Policy GD1: General Development

Policy D1 High Quality Design and Place Making

Policy T4: New development and Transport Safety

Supplementary Planning Documents (SPD)

House extensions and Other Domestic alterations

Principle of development

The site is located within land designated as Urban Fabric. 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

For the immediate neighbors and residents of Alton Way there would be a minimal effect on their residential amenity, and no comments have been received. With much of the development proposed at the rear of the dwelling, undoubtedly it would be the neighbours behind and below the dwelling, due to natural land height differential, who are already overlooked and who may be affected further, three of these neighbours have made objections.

All complaints specifically refer to the two-story rear extension, which includes the proposed internal balcony. Aside from objections related to the balcony, a drainage issue was mentioned, but this is an area wide problem and not specific to this application. An issue of devaluation of properties was also raised, due to the proposed development, this however is not a material planning consideration.

A desktop and site review of the proposed area for the extension and view from the proposed area was undertaken. The dwellings below on Kingsway currently face some overlooking and consequential loss of privacy to their rear gardens due to the way the estate was originally built, upon a steep hill with back-to-back gardens. It was difficult on site to confirm distance but there did appear to be a considerable distance between the dwellings. When the distances were checked on a map, a minimum distance of 29m is maintained between the rear boundary of the proposed extension and any dwelling on Kingsway.

Paragraph 7.5 of the Supplementary Planning Document (SPD) House extensions and Other Domestic alterations states that ***“As a general guide, windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows, to ensure reasonable privacy to you and your neighbours.”*** As a minimum of 29m is maintained between dwellings, this is already 8m more than the guidance. Further consideration is that the proposed balcony is an internal balcony, resulting in the only rear facing, first floor window being set back a further 2.65m inside the proposed extension. Two small windows feature on the first-floor side elevations. Although the balcony is a concern, it would be unlikely to be used constantly and people using the balcony would be at least 29m away from dwellings to the rear, of which the first 13m would be looking into the applicant’s own garden. Because of the internal design of the balcony, there would be limited visibility of dwellings or gardens to the side of the dwelling. One final consideration is that a similar extension with internal balcony was approved in 2019 for the neighbouring dwelling at No.6

As both the balcony and window would far exceed the SPD’s 21m minimum distance requirement for windows, and that the dwelling on Kingsway are already unavoidably overlooked, the proposed two-story extension would not cause significant harm or loss of residential amenity to the dwellings on Kingsway or on Alton Way.

Visual Amenity

Comments about the visual amenity of the proposal again relate to the two-story rear extensions, with objections comparing the extension to a watch tower and fining it overbearing. No comments have been made about the front porch extension or the first-floor garage extension.

Starting with the rear elevation, which includes the proposed two-story extension, the proposals would not cause any harm to the visual amenity of the dwelling and although it may be partially seen from a distance, due to its elevated position, the proposals would not appear out of character with other dwellings, and in part would create better symmetry with the neighbouring extended dwelling at No. 6. The rear would feature a section of render, which would assist in concealing areas of brickwork where windows have been altered or removed,

The proposed extension would be no more overbearing than the existing dwelling, the neighbouring extended dwelling, or other extended dwellings within the area.

The first-floor side extension and the front porch would provide the most significant visual changes to prominent front elevation of the dwelling. From an initial proposal for all render, the applicants have reducing this to predominately the original brickwork with a small piece of render, again

assisting in hiding where windows are altered or removed. A stone front porch has been proposed, which reflects the aspects of original stone cladding of the dwelling and other dwellings on the street which feature stone or stone cladding.

The overall style of the dwelling would remain, especially in relation to the front elevation, which would still retain its bungalow styling. As with No.6 which features a similar extension, it would become more obvious the dwelling was in fact two-story, but as this is at No.6 and would be here, the extension is set further back and lower than the main front elevation, reducing its impact.

In the context of the street and wider area, including looking up from Kingsway, the proposals would have a small impact on the current character of the dwelling, but this impact, as described would not be overtly detrimental. The dwelling would sit comfortably within the varied street scene of Alton Way, featuring multiple aspects of design features found on the street and wider area. Where visible, views from outside of Alton Way would equally appear acceptable and in keeping with other visible dwellings. As such, the proposal would only have a small impact on the street scene and wider area, and therefore, would only have a minimal negative effect on visual amenity.

Highway Safety

There is no increase in the number of bedrooms at the dwelling and the plans indicate the external parking and access provision remains unchanged, as such there would be no impact upon highway safety.

Summary

With minimal effects upon visual amenity, no significant detrimental impact to residential amenity, no impact on highway safety, along with distance requirements of the House Extension and Other Domestic Alterations SPD being met, I believe the proposal satisfies the criteria of the policies D1, GD1, SD1 and T4.

Recommendation: Approve with conditions