
2022/0585

Mr Manjola Gjolia

Erection of two storey rear extension, loft conversion, addition of render to existing first floor on front and side elevations and fenestration detail alterations (Part-retrospective)

107 Harborough Hill Road, Barnsley, S71 1BQ

Site Location & Description

The application site is in relation to a detached red brick residential dwelling located on Harborough Hill Road on the Eastern edge of Barnsley Town Centre. Harborough Hill Road is a busy A-road which runs parallel to the Town Centre from the Alhambra roundabout to the South to Old Mill Lane and Peel Retail Park in the North. The property itself is located on the East side of Harborough Hill Road in what is primarily a residential area, but there are scattered commercial uses nearby, with the wider area largely being mixed use. The property is slightly set back from the road with a parking area to the front/side, running to the rear of the property.

Construction works have started on site with various site visits (August and September 2022) taking place, with the latest visit showing that the main bulk of the construction work has been completed. The description has therefore been amended to 'part-retrospective'.

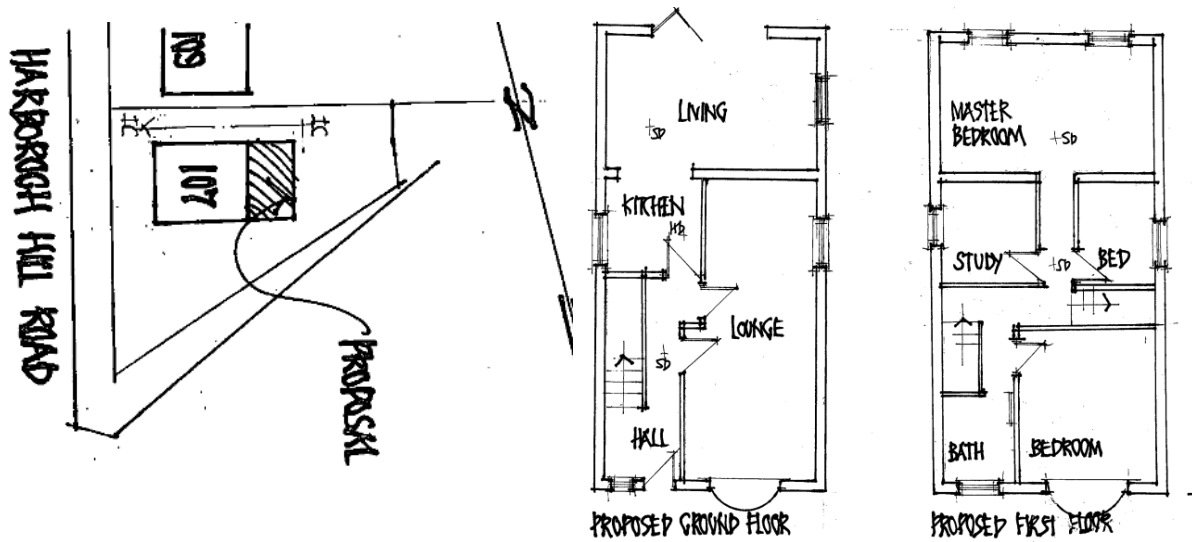


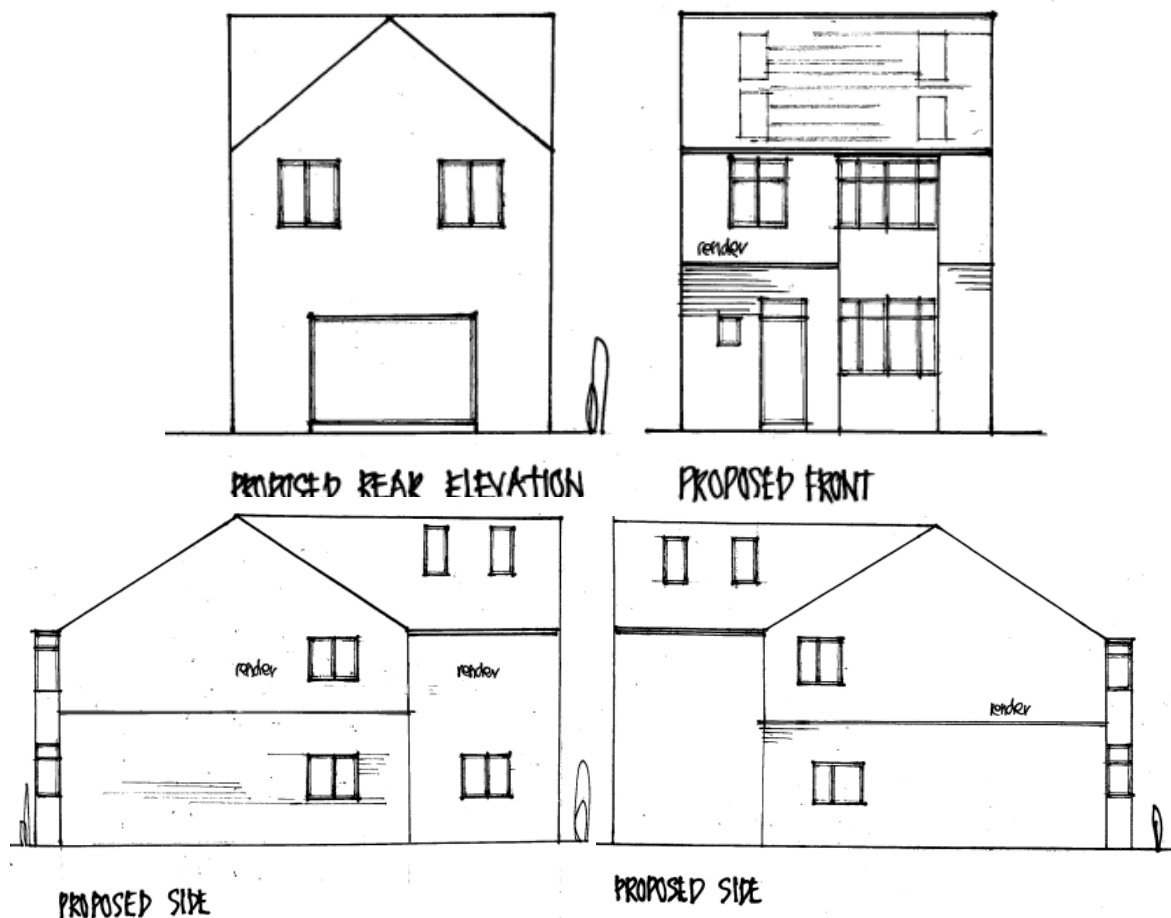


Proposed Development

The applicant is seeking part-retrospective approval for the erection of a two-storey rear extension and a loft conversion to create a room in the roof space. Other minor alterations will be made to the property including the following:

1. Rendering of existing first floor,
2. Addition of 2 x first floor windows on both side elevations, respectively,
3. Addition of 2 x ground floor windows on both side elevations, respectively.





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

Four neighbour representations have been received (2 x from the same resident), raising the following points/concerns:

1. The application has not been approved/decided and the building work has commenced and is nearing completion.
2. Parking issues – The work has commenced with construction vehicles parking inconsiderately causing issues to neighbouring residents and parking provision in the nearby area. The vehicles are also parked on the pavement which is causing issues with limited views on the street.
3. There are windows which overlook into neighbouring gardens.
4. The extension is far too big and unnecessary.

A comment also included concerns that the extension is blocking a view, however the right to a view is not a material planning consideration.

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.

Visual Amenity

The proposed extension is located to the rear of the dwelling and is mostly screened from the road by the existing dwelling, the neighbouring properties and a large hedgerow on the Southern boundary line. The application is part retrospective with the extension largely having been built and the latest site visit showed that the main bulk of the extension is indeed screened from the road.

There is no defined limit in the SPD as to how far a rear extension can project on a detached property, and a more general assessment against the SPD's design principles is therefore necessary. The most pertinent would be the requirement that extensions need to be respectful and sympathetically sized and should not destroy the character of the existing dwelling. The extension projects 4m which is not considered to be excessive and is just over what is allowed (3.5m) for a semi-detached property. The extension has an eaves and roof ridge height which matches the existing dwelling. As such, the proposed extension is not considered to be excessively sized, is sympathetic and is significantly screened from the surrounding public realm and is considered to be acceptable in terms of size and scale.

The proposed extension is to be finished in render which does not match the existing dwelling and therefore does not comply with the SPD which requires domestic extensions to be constructed out of materials (red brick). The existing front elevation (at first floor) level will also be rendered. Generally speaking, render is a much more common building material for modern buildings/extensions and is suitable in the right area. As such, a visual assessment of the surrounding area is required.

Harborough Hill Road is largely characterised by red brick dwellings, especially on the Eastern side of the road. However, the area is somewhat mixed with properties on neighbouring streets (James Street and Mottram Street) featuring stone and several commercial units featuring cladding, for example. Additionally, there is a commercial unit immediately to the South-East (Mick Gardner Racing) which is constructed from white coloured stone which appears like cladding/render from the street. In this context, it is felt that the addition of render is appropriate, and it would be difficult for the Council to refuse based on the variety of the surrounding uses and external materials.

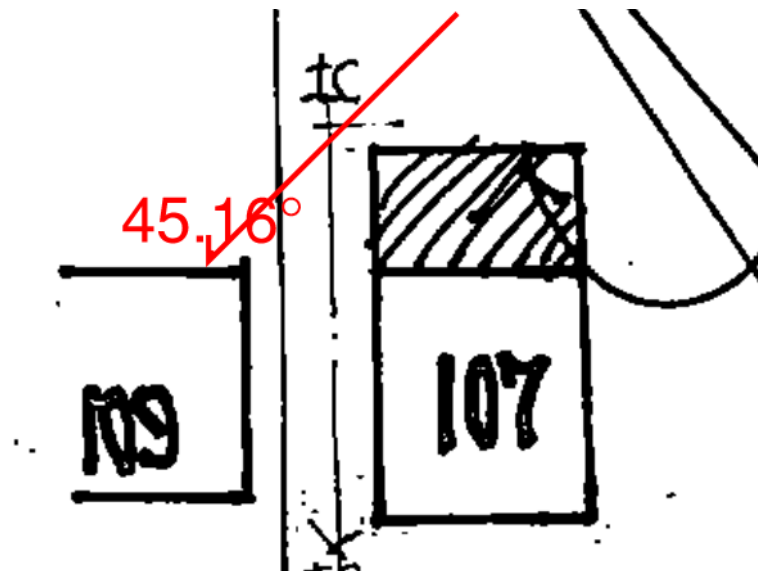
The other changes are in relation to additional windows on the side elevations which have no/very little impact to the character of the dwelling or street scene.

The proposed extension is in compliance with the SPD for House Extensions and Other Domestic Alterations and Local Plan Policy D1 and is acceptable in terms of visual amenity.

Residential Amenity

The property is located to the immediate South of the closest neighbour (no. 109) and extensions generally have a much greater overshadowing impact when they are situated to the South of neighbouring properties and their garden areas, in particular to the South of habitable rooms. The extension projects 4m which is not considered to be excessive for a detached property and there is a separation gap of 3m between the extension and the Northern boundary line and 4m gable to gable. The extension will have an overshadowing impact over no. 109 due to it being situated to the immediate South of this property, however the existing relationship between the dwellings very likely leads to overshadowing and it is felt that the proposed extension will not make this significantly worse. The main affected area will be no. 109's rear garden but again this is not to a significant level given the separation distance, limited rearwards projection and existing relationship between the two properties.

Additionally, a 45-degree angle assessment has been undertaken which seeks to assess whether the extension will have an overbearing impact. As shown in the diagram below, no part of the extension falls within this angle, and it is not considered that the extension will lead to significant overshadowing or loss of outlook.



The original plans showed the presence of a bedroom window on the existing Northern elevation which would have faced into the neighbouring properties rear garden. This has been amended on the plans to serve a non-habitable room window. A condition will be attached which requires this window to be obscure glazed. The bedroom window has been adjusted and it now located on the Southern side facing elevation. This faces onto a neighbouring residential dwelling (no. 105), but there is a separation distance of 27m retained which is significant and the retained hedgerow will significantly block the sightline into the neighbouring property. The separation distance to the rear boundary line is 9m, which is slightly less than the minimum required 10m, however this does not face onto a residential property. As such, there are no concerns with overlooking/loss of privacy.

A neighbouring property has objected to the proposal due to loss of a view, however this is not a material planning consideration.

Highway Safety

An objection has been received partially raising concerns with the development's impact on parking provision in the area, however the concerns are primarily due to construction vehicles parking in a nearby area owned by a commercial unit which is used as a shared parking space by several residents. This area is off-site and is clearly related to a private agreement between the nearby commercial unit and the existing residents.

The site is located off a busy main road but contains sufficient space for at least 2 vehicles to park on-site with the existing access and parking area being unchanged. As such, the proposed development is in compliance with the Council's SPD for parking and Local Plan Policy T4 and is considered to be acceptable in terms of highway safety.

Recommendation

Approve with Conditions