2022/1014

Mr Vernon Hartland

7 Bowfell View, Smithies, Barnsley, S71 2AE

Two storey side extension

Site Description

The dwelling is a large, semi-detached property in Smithies. Bowfell View consists of other dwellings of similar size, type, and external materials as well as a number of detached bungalows that also utilise similar external materials creating consistency within the street scene.

Within the street scene various extension types can be seen, including, front, side, and rear. A mixture of detached and attached garages can also be seen.

The dwelling has a large, paved area to the front of the property that extends to the side and around to the rear. Also at the front is an existing single storey front extension, whilst to the rear of the dwelling is a rear garden with the rear boundaries being formed by high fencing and hedges.

7 Bowfell View is situated within a mostly uniform building line. A setback is introduced at No.9 and continues through to No.13 due to the layout of the street.







Planning History

B/74/0664/BA – Historic.

B/74/1991/BA – Historic.

2020/0723 – Single storey front extension – Approved with Conditions.

2020/1333 – Erection of single storey front extension to dwelling (Resubmission of planning application 2020/0723 due to amended plans) – Approved with Conditions.

Proposed Development

The applicant is seeking approval for the erection of a two-storey side extension.

The proposed side extension would compromise of the creation of a car port at ground floor level and a new habitable space at first-floor level.

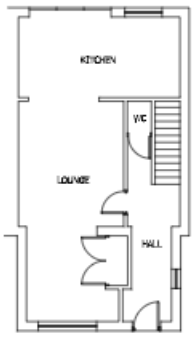
The proposed side extension would project 2.35 metres from the side elevation of the original dwelling and would extend the length of the dwelling for 4.04 metres.

There would be no set-in from the side boundary and no set-back from the front elevation of the original dwelling.

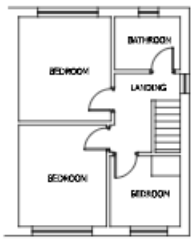
A gable roof would be utilised with an eave's height of 4.87 metres and a ridge height of 6.49 metres.

The proposed extension would utilise matching brickwork, concrete interlocking pantile, and timber effect UPVC for the windows.

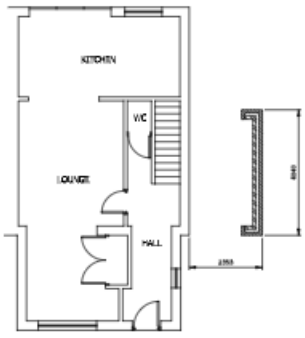
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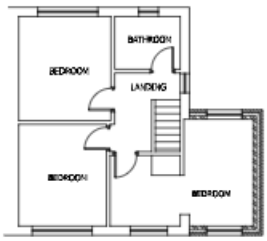
EXISTING GROUND FLOOR PLAN
SCALE 1:100 AT A3



EXISTING FIRST FLOOR PLAN
SCALE 1:100 AT A3



PROPOSED GROUND FLOOR PLAN
SCALE 1:100 AT A3



PROPOSED FIRST FLOOR PLAN
SCALE 1:100 AT A3

NOTES

MR. V HARTLAND

PROPOSED PLANS

7 BOWFELL VIEW
MONK BRETTON
BARNSLEY
S71 2AE

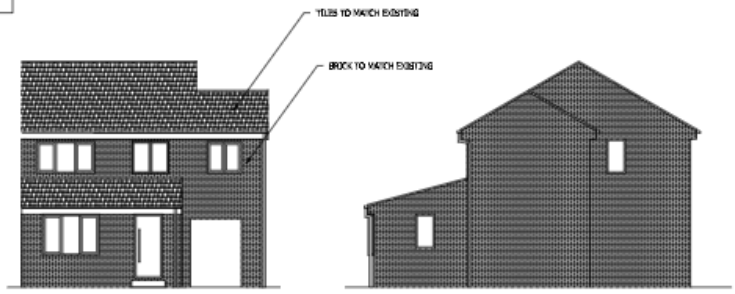
PROPOSED TWO STOREY
SIDE EXTENSION

PLANNING

FIRST ISSUE

YYYD01 004

Drawing No.	Rev No.
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PROPOSED FRONT ELEVATION
SCALE 1:100 AT A3

PROPOSED END ELEVATION
SCALE 1:100 AT A3



PROPOSED REAR ELEVATION
SCALE 1:100 AT A3

NOTES

MR. V HARTLAND

PROPOSED ELEVATIONS

7 BOWFELL VIEW
MONK BRETTON
BARNSLEY
S71 2AE

PROPOSED TWO STOREY
SIDE EXTENSION

PLANNING

FIRST ISSUE

YYYD01 003

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Allocation – Urban Fabric

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy D1: High quality design and place making – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Supplementary Planning Document: House extensions and Other Domestic Alterations

This document establishes 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 should;

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved 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 inclusion of high-quality design for all developments, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 134 states that *"development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"*.

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties, no objections or comments were 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 highway safety.

Residential Amenity

The SPD states that *'a 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 two thirds the width of the original dwelling).'* It also states that *'All two-storey side extensions should have a pitched roof following the form of the existing roof.'*

The proposed extension would be a two-storey side extension incorporating a gable roof that reflects the style and pitch of the roof of the original dwelling. Matching roof materials are also proposed and therefore, the proposals would comply with SPD regarding these aspects.

The proposed extension would project 2.35 metres, whilst the original dwelling has a width of 5.98 metres. The proposed extension therefore meets the recommendation of not having an excessive sideways projection by being 1.64 metres less than two thirds the width of the original dwelling.

It is also stated that *"To prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling."*

In this instance no setback is proposed, therefore, the proposals would not comply with SPD regarding the above. However, on this occasion the street scene would not be detrimentally changed due to the proposals and the absence of a set-back. The ridge height of the proposed extension would be noticeably lower than that of the original dwelling and as such the proposed extension would be clearly distinguishable from the original dwelling, reducing any potential impacts of a terracing affect.

Neighbouring property 9 Bowfell View is also setback from No.7 within the building line. This would act as further mitigation to the avoidance of a terracing affect. As such, whilst not preferred, the absence of a set-back would not be detrimental to the character of the street scene and would therefore be considered acceptable on this occasion.

In addition, it is also recommended by the SDP that '*where practicable, a side extension should also be set in by one metre from the side boundary with an adjacent property, to further avoid the terracing effect. This also gives the benefit of external access to the rear of the property.'*

In this instance the proposed side extension would not be set-in from the side boundary, however, neighbouring property 9 Bowfell View is set-back within the building line and therefore the proposed extension is not considered to contribute to any terracing effect and would be acceptable.

The proposed extension would not have a detrimental impact on neighbouring properties by way of overshadowing and being overbearing as its proportions reflect that of the existing dwelling in a balanced way.

Neighbouring property Bowfell View has an existing single storey front extension that appears to contribute to the existing shadowing of habitable room windows on the front elevation. The proposed two-storey side extension would not create any additional overshadowing to an unreasonable level.

In terms of overlooking there are no new windows proposed on the side elevation of the side extension; these would instead be placed on the front and rear elevations of the proposed extensions first floor. Existing windows in the side elevation of the dwelling and the existing front extension will remain.

The SPD states that '*A distance of 12 metres should be maintained to a blank gable wall and a distance of 10m should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary.'*

A distance of 16.83 metres would be achieved between the rear-facing window on the first floor of the proposed extension and the rear boundary. Views towards neighbouring property 81 Burton Bank Road would be limited by existing natural screening and high fencing. The proposals would therefore comply with the SPD.

The SPD states that *'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'* explaining further that *'Habitable rooms should be taken to include: lounge/living room, dining room, kitchen, bedroom and study'.*

The proposals would comply with the SPD regarding the distance between habitable room windows between 7 Bowfell View and 81 Burton Bank Road. However, as the proposed side extension would only extend approximately half the distance of the side elevation of the dwelling, the rear is likely to provide a line of sight to 9 Bowfell View due to its set-back position within the building line.

A distance of approximately 6.00 metres would be created between the rear first-floor window of the proposed extension and the first-floor window on the front elevation of 9 Bowfell View. Whilst this would not comply with the SPD, the angle of the line of sight between the properties is unlikely to result in a loss of privacy to an unreasonable level and would therefore be acceptable in this instance.

The proposal is therefore considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Visual Amenity

The SPD states that '*materials should normally be of the same type, colour and texture to the existing house or as close a match as possible'*. In this case, the proposed materials will match the existing dwelling with matching brickwork, concrete interlocking pantiles, and timber effect UPVC for the windows.

The side extension would be visible from public viewpoints; however, the use of matching materials, and the utilisation of a gable roof would maintain the character of the existing street scene.

The proposed extension would incorporate a new car port and whilst there is no evidence of similar developments within the street scene, the extension as a whole is well proportioned and is a good reflection of the character and design of the original dwelling. It would be an improvement upon the existing driveway and would generally enhance the space in a well-balanced way.

The proposed extension is therefore considered to comply with the SPD regarding visual amenity.

Highway Safety

There would be no impact upon highway safety.

Recommendation

Approve with Conditions