

2021/1000

Mr John Lawrence

Erection of first floor extension to side above existing attached garage

The Laurels, 3 Heritage Mews, Elsecar, Barnsley, S74 8EJ

Site Description

The application relates to a large, detached dwelling situated within a modern development, Heritage Mews, located to the rear of The Milton Arms PH and accessed from Armroyd Lane. The property is of an artificial stone construction, with a tied gable pitched roof. Attached to the Western elevation is a double garage with parking area in front and to the East is a modestly sized garden bordered by soft landscaping and a stone & timber fence.

The surrounding area is predominately residential, characterised by a mixture of modern detached dwellings and a barn conversion to the East. The site is located adjacent to the Elsecar Conservation Area.



Proposed Development

The applicant is seeking permission for the erection of a first-floor extension over the existing attached garage.

The extension will have a sideways projection of 7m and a rearward projection of 6m. The extension will increase the height of the eaves from 2.25m to 3.75m and the ridge from 4.1m to 5.6m. Two pitched roof half-dormers are proposed to the front elevation of the extension

Matching materials are proposed.

Policy Context

Local Plan Allocation – Urban Fabric

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

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted 2000) and the Core Strategy (adopted 2011).

Local Plan 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.

Local Plan 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.

Local Plan Policy HE1 – The Historic Environment states that development which affects the historic environment and Barnsley's heritage assets, and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

Supplementary Planning Document (SPD) - 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:

- 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.

SPD – House Extensions and other Domestic Alterations states that two storey side extensions should have a pitched roof following the form of the existing roof. To prevent a

terracing effect and avoid detrimental changes to the character of the street scene, it is desirable to provide a setback of 500mm from the main front wall of the dwelling. The sideways projection should not exceed more than two thirds the width of the original dwelling.

SPD - House Extensions and Other Domestic Alterations also states that, generally, a distance of 12m should be maintained between habitable rooms (lounge/living room, dining room, kitchen, bedroom and study) and a blank gable wall.

SPD – Dormer Windows states that the design of a dormer window should reflect the character of the area, the surrounding buildings and the appearance of the existing building. Dormers should be set within the roof plane and not be built of an external wall.

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.

Consultations

Conservation Officer – No Objections

Representations

Notification letters were sent to surrounding properties. One letter of representation was received. The concerns raised include:

- Detrimental impact on light entering neighbouring gardens
- Overbearing impact of the raised wall, creating a sense of enclosure
- Detrimental impact on view

The impact on the view from a property is not a material planning consideration. Proposals are considered for their impact on amenity in regards to overshadowing, overbearing and outlook.

Assessment

Principle of Development

The site is allocated as Urban Fabric in the adopted 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

Extensions to dwellings are considered on the basis of overshadowing, loss of privacy and outlook. The sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling.

The main impact from the extension will be to the two dwellings North of the site. The extension sits close to the boundary and the extension will result in some increase in overshadowing and overbearing. However, any overshadowing would be sporadic, mainly during the autumn and winter months when the sun is lower in the sky and there is a greater chance of substantial cloud cover. As such, it is unlikely that the extension would cause a

significant increase in prolonged overshadowing to the rear amenity space of these two dwellings.

However, an increase in the eaves and ridge height of 50% and 35% respectively would result in a large blank wall abutting the boundary with the dwellings to the North, presenting a fenestration of 15m which would have an overbearing impact on the neighbouring properties, to the detriment of the amenity afforded to them.

It is acknowledged that the proposal is for the erection of a first-floor side extension and the footprint of the dwelling is not increasing. However, the proposed increase in scale and massing is still considered to result in an overbearing impact to the neighbouring properties, due to its position in relation to the boundary. Furthermore, the proposal does not meet the minimum separation distance of 12m from a blank wall to habitable room windows. Less than 10m is retained to the conservatory at the rear of the dwelling to the North, which would exacerbate the overbearing impact of the extension.

Whilst the extensions impact in terms of overshadowing will not be significantly detrimental, the increased massing of the main property from the proposed extension would result in an overbearing structure which negatively impacts the amenity afforded to the neighbouring properties to the North.

Therefore, the proposal is considered unacceptable.

Visual Amenity

Two storey side extensions should have a pitched roof following the form of the existing roof as well as a set back from the front elevation of the property; in order to avoid a terracing effect. A setback also helps to avoid the unsightly bonding of old and new materials.

Although the eaves and ridge will be increased, the extension will be lower than the original dwelling and so the extension will remain subordinate to the host property

Usually, the provision of front dormers is not considered acceptable, particularly where there are not characteristic of the main dwelling or wider area. The main dwelling has a similar half-dormer on its Western elevation and the proposal reflect this. However, a stated previously, the design is the most appropriate in order to maintain the amenity of neighbouring properties whilst providing adequate amenity within the extension. The half-dormers are small and have pitched roofs and would not be a dominant feature within the street scene.

The property is located away from the highway, it is considered that the proposed extension would not form a dominant feature within the street scene Therefore, in this instance, the proposal is considered acceptable, despite not fully complying with SPD guidance.

The proposal harmonises with the original dwelling in terms of roof pitch, detailing and materials and as such is considered acceptable.

Impact on Heritage Assets

The host dwelling is not within the conservation area, but the boundary is immediately adjacent to it. There are dwellings on the east side of Heritage Mews (Oak Lodge, Maple Lodge and The Milton Arms) which are historic and once formed part of a small farm (elements of the historic buildings are extant) before conversion. In contrast to this, 3 Heritage Mews is a modern dwelling of no heritage significance.

Other immediately adjacent dwellings to the north and west are either modern or mid C20 of little intrinsic heritage interest. As such, the modern dwellings contribute little to the

significance of historic Elsecar and represent a neutral presence in the setting of the conservation area. The proposal seeks to add a second storey over the garage (which faces west - away from the conservation area) to facilitate an additional two small bedrooms. The bedrooms have a half-gabled dormer each that face south with the northern roof plane unadorned with openings. The eaves will be raised by circa 8-10 courses to accommodate the new rooms over the garage with matching materials to the host dwelling. Overall, it is considered that there will be little harm from this proposal due to the low contribution of the dwelling and the restrained nature of the works.

Recommendation

Refuse

1. In the opinion of the Local Planning Authority, the proposed extension, by virtue of its scale, massing and orientation, would have an overbearing impact that would be detrimental to the amenity afforded to neighbouring properties. This is contrary to the core principles of the NPPF, local plan policy GD1 - General Development and the Council's SPD - House Extensions and Other Domestic Alterations.