

2021/0807

Ms Stephanie Dunlaney

Erection of two storey side and rear extension and single storey rear extension to dwelling

6 Mellwood Grove, Hemingfield, Barnsley, S73 0PW

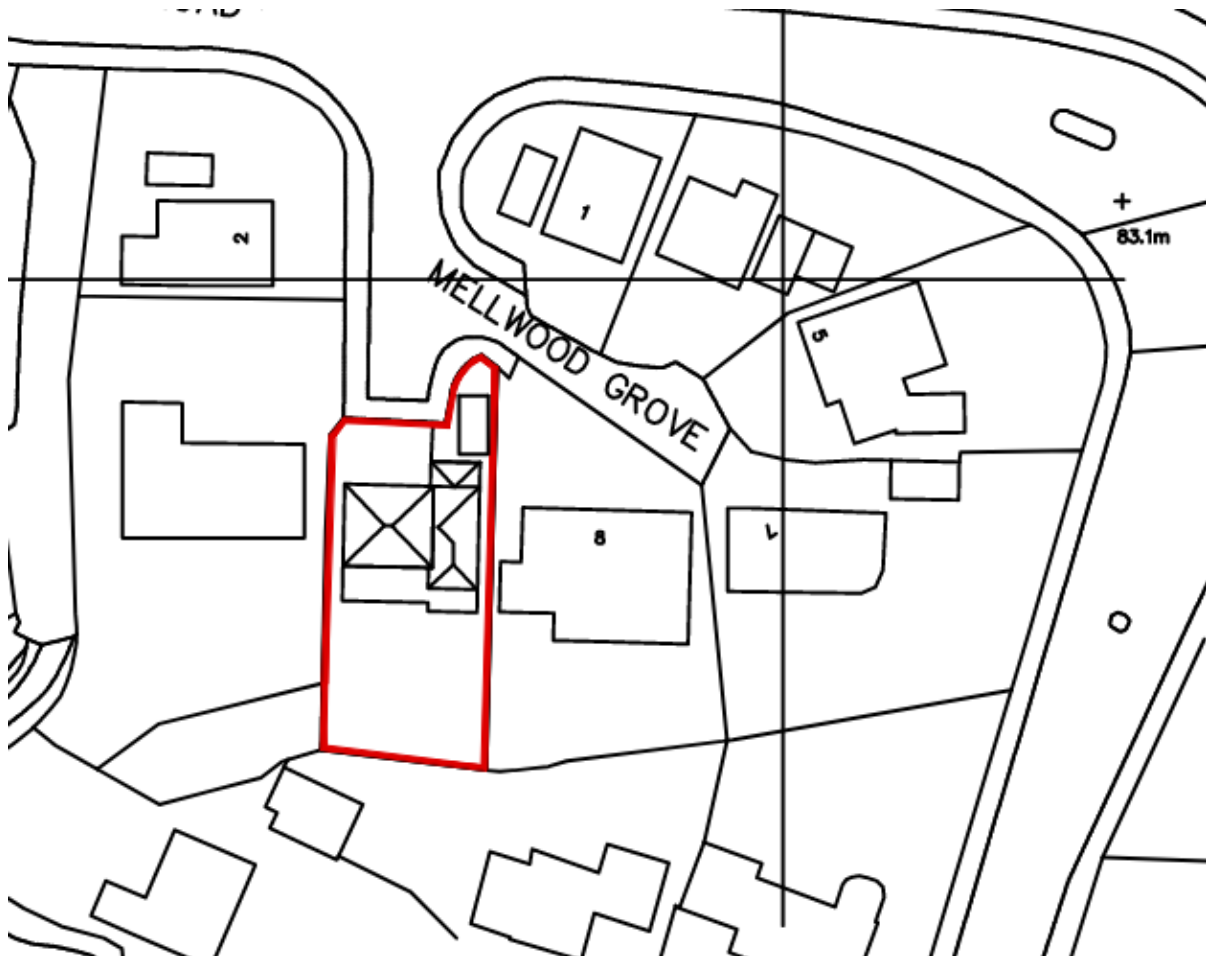
Description

The property is a large detached dwelling located within a small cul de sac of 8 properties. The dwelling has a detached garage to the east side elevation. To the north of the property is the main road, Hemingfield Road and to the south of the property are properties off the Paddock. To the west is a bungalow, number 4 and to the east is a large detached dwelling, number 8.

The cul de sac is made up of detached properties which although similar in their design context are also diverse in character and proportion, some of which have been extended previously. The photos below shows a number of the properties have been extended, with No 8 having a very large two storey side extension which is set forward of the original front façade and number 7 which has been extended with no set back or lowered roof. Number 5 has been extended with a set back.







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.

Consultations

Highways – No comments received

Representations

1 letter of objection received from number 8 which raises the following concerns:-

- Overlooking impact from proposed extension and balcony
- The proposed front extension of the garage does not follow the building line
- There is an error on the plans as the side elevation wall lengths do not match what is proposed on the first-floor plan and the site plan. This needs to be addressed on a new plan and resubmitted.
- The current rear extension configuration also directly looks over the existing patio at 8 Mellwood Grove. This would cause significant loss of privacy with no space for a privacy hedge
- The double elevation and complete length of the proposed extension at 6 Mellwood Grove would place the kitchen window, downstairs toilet and upstairs bathroom at 8 Mellwood Grove in shade for most of the day. Presently only a single story small garage is sited alongside the boundary wall.
- Once the rear extension is built, the land remaining at the rear of 6 Mellwood Grove is not suitable for a 4 Bedroom house. This is because there is an existing Banking which reduces the land available shown on the plan by 50%.
- The distance between the garage building line and the Boundary wall at 8 Mellwood Grove is currently 39 inches. Can there be clarification on what distance the developers wish to use between the boundary wall and the new development as it is not shown on the plans.
- The single window also proposed on this is too close to the existing Fence and will have lighting issues.

Other issues raised such as impact on home values are not material planning considerations.

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

As this is a detached dwelling there are no set limits in terms of the projection of rear extensions, however any proposal must be respectful to the amenity of the neighbouring dwellings in line with the SPD Guidance.

The proposed side and rear extension (single and two storey) do not project past the rear elevation of the neighbouring dwelling, number 8, and should not cause any significant overshadowing of this dwelling, given the location of the extension in relation to the path of the sun. Concerns have been raised with regard to the impact upon the windows to the side elevation of number 8, however unfortunately these are not windows located on the principle elevations so cannot afford the same protection as habitable room windows. In addition, the

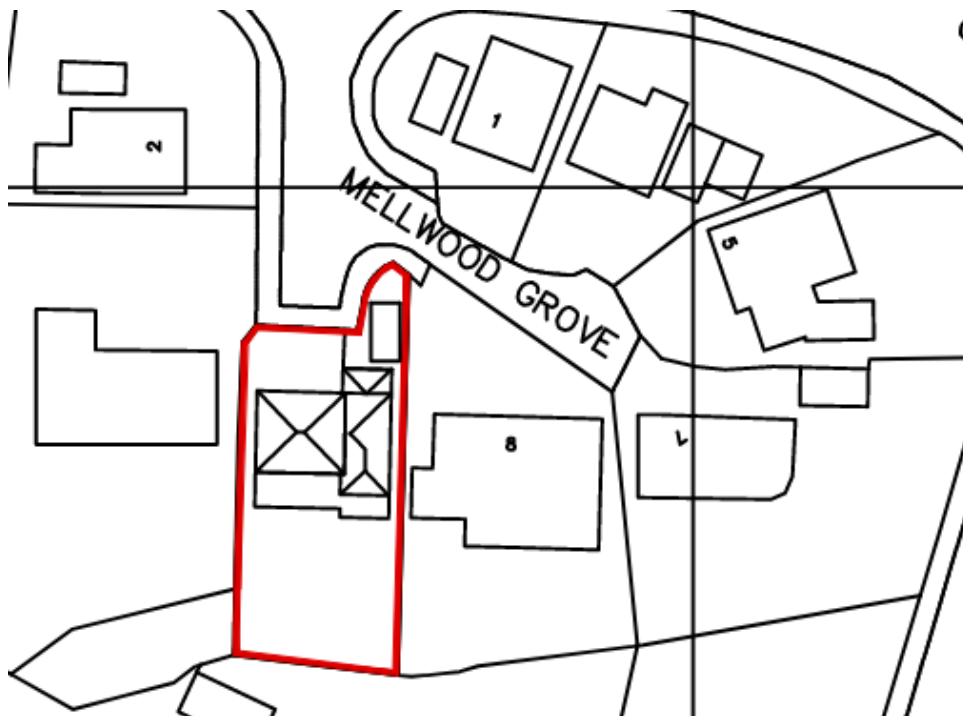
gap between the proposed extension and the side boundary with number 8 exceeds 1m in line with the guidance set within the SPD, so there should not be a significant loss of light or overbearing impact.

The proposed single storey extension would project approx. 3m adjacent to the property, number 4, however given its limited projection and flat roof, it should not cause any significant overshadowing of this property and its garden area.



Windows to the side of number 8 facing the applicant's property.

In terms of overlooking impact, there is one side window proposed to the ground floor utility, however this is not a habitable room and would not cause significant overlooking. Concerns have been raised by the occupants of number 8 with relation to potential overlooking from the proposed Juliet balcony window, however this is not a traditional balcony and would not cause any significant overlooking over and above a normal window in this location.



The proposed extensions are considered acceptable in terms of residential amenity in accordance with policy GD1 of the Local Plan and the SPD.

Visual Amenity

The Supplementary Planning Document for House Extensions provides specific guidance for two storey extensions and states:-

'All two-storey side extensions should therefore have a pitched roof following the form of the existing roof. 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. A setback from the front elevation allows for a vertical break in the roof plane and a lowering of the ridge line.'

In addition to the set-back from the front, 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.

The sideways projection of a two storey side extension should not exceed more than two thirds the width of the original dwelling. Where located on a corner plot the sideways projection should not exceed more than half the width of the gap between the side elevation of the original dwellings and the side boundary (unless the gap exceeded more than two thirds the width of the original dwelling).'

The existing dwelling measures approx. 7.35m in width and the proposed side extension has a side projection of approx. 3.9m, therefore does not exceed 2/3rds of the width of the existing dwelling.

The extension has not been designed with a set-back however there are other examples of two storey side extensions within the vicinity of the site. One extension approved without a set back under application ref 2018/0419 (plan below) is to number 2 and the other extensions to numbers 8 and 7 were approved between the mid-1990s and 2006 and thus are prior to the adoption of the current SPD (May 2019). One example at No 8 is in fact set forward of the dwellings frontage, therefore bulky large extensions are a feature of this particular cul de sac and it is felt that in this instance, given that the majority of the properties have been altered in similar ways that the proposed extension is acceptable.

Additionally, the properties are individually designed large detached dwellings within large spacious plots and as such the requirement for a set back is considerably less as no terracing impact can occur in this situation.



Approved plan 2018/0419

Whilst the extensions do add considerable additional floor space and mass to the dwelling in the context of the plot the additions are not excessive given the other large dwellings on the cul de sac and is not out of character with the street scene. Sufficient garden area would remain for the dwelling.

Concerns have been raised with regard to the front projecting garage, however the extension would be limited at 2.1m in projection and would not appear overly prominent or would significantly disrupt the building line. The SPD allows for small front extensions where they are not harmful to visual amenity, furthermore a similar front projecting element can be seen on the property to the west – number 4 and therefore a precedent has been set.

Taking account of the characteristics of the site and its surroundings, in particular the other houses on the cul-de-sac the scheme is considered acceptable in terms of visual amenity in accordance with policy D1 of the Local Plan and the SPD.

Highway Safety

Whilst the proposal would result in the loss of part of the driveway to the property, there is sufficient parking for 2 cars in line with the SPD. The proposed integral garage would meet the size requirements in order to be counted as a parking space and the existing driveway has a length of approx. 8.6m which is sufficient.

Recommendation

Approve with conditions