
2021/1426

Mr O Kirkland

Formation of bedrooms in attic space including installation of 2no dormer windows to front roof plane, two storey extension to front, first floor balcony on western side elevation and L shaped single storey extension to the rear of dwelling

7 Topfold, Doncaster Road, Ardsley, Barnsley, S71 5EL

Site Location & Description

The detached single storey dwelling occupies a large plot and is situated in a predominantly residential area.

The dwelling is situated at the head of a private driveway serving 5 dwellings which is accessed off Doncaster Road, the main arterial route linking Barnsley with the east of the borough.

The dwelling is constructed from a modern multi red brick with a uniquely designed western elevation, resulting in two mono-pitched elements.



Proposed Development

The applicant seeks permission for the installation of 2no dormer windows to the front roof plane, the erection of a two-storey front extension, the installation of a first-floor balcony above existing single storey extension and the erection of an L shaped single storey extension to the rear of dwelling.

The 2no dormer windows are to be located on the southern front elevation of the dwelling, along with the two storey front extension which is to project 0.8m from it and 4.4m along it to provide a vaulted reception area/hallway and landing area.

The balcony is to be located above the existing sitting room extension located on the western side elevation and is to be enclosed by the side wall of the dwelling to the north and 1.3m glass balustrading to the west and south.

The single storey rear extension is 'L' shaped, projecting 7.3m from the rear elevation of the dwelling and 10m along it, adjacent to the rear boundary. The extension is to have a height of 2.6m to the eaves and 3.8m to the ridge.



SOUTH ELEVATION



WEST ELEVATION

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework (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.

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

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.

Consultations

Forestry Officer – no objections – verbal comments received.

Representations

Neighbour notification letters were sent to surrounding properties; one letter of objection has been received in relation to overlooking of the surrounding properties and that a two storey dwelling would be out of character with the area.

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 on highway safety

Residential Amenity

The proposed single storey extension is to be located on the northern rear elevation of the dwelling, and whilst it would be located within close proximity to the rear boundaries of the properties fronting onto Cumberland Drive, any overshadowing would occur over the bottom of the garden, areas which are generally used least.

The extension would also be located a sufficient distance from the rear elevations, not to reduce levels of outlook from these properties.

The proposed extension would extend along the eastern boundary, which forms the side boundary with 5 Top Fold and the rear boundary of 9 Eskdale Road due to the orientation of the dwellings on Top Fold and those to the east fronting onto Eskdale Road.

There is concern that the single storey element could reduce levels of outlook further for 5 Top Fold. However, given that an 8m rear extension could be erected under the larger home prior notification process and that the occupiers of the potentially affected property have raised no objection to the proposal it is considered that the proposal is acceptable.

The balcony is to be located on the western elevation of the dwelling above the existing sitting area "extension" (for simplicity the sitting area has been referred to as an extension but actually forms part of the original dwelling).

It is acknowledged that the balcony could lead to an increase in overlooking of the surrounding properties, however, due to the shape and design of the dwelling, the mono-pitch roof element to the north of the sitting room extension would provide screening of the properties to the north, preventing increasing levels of overlooking.

As mentioned previously one letter of objection has been received which raised concerns about overlooking from the balcony. This dwelling is located some 50m to the north and the mono pitch roof slope has a height of approximately 1.7m which would provide screening to the north.

Greater concern would be the overlooking from the balcony towards the properties to the west. The balcony is located 14m from the western side boundary and in excess of 21m to facing habitable room windows which is considered a sufficient distance not to significantly increase levels of overlooking.

14 Quaker Lane is located to the west, towards the northern corner of the site; this dwelling has a dormer window located on the rear elevation and is situated approximately 5m from the boundary with the application property.

The balcony is located approximately 20m from the side elevation of this dwelling and does not directly face the property, in addition the existing conifers along the western boundary and the mono-pitched roof referenced above would provide sufficient screening.

The dormer windows and two storey extension would be located on the front elevation of the dwelling and are located a sufficient distance from the southern boundary (approximately 20m) not to increase levels of overlooking of the properties or their gardens beyond the southern boundary.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1

Visual Amenity

The Supplementary Planning Document for House Extensions and Other Domestic Alterations states that dormer windows should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building; vertically proportioned windows with pitched roofs are traditionally found in the Barnsley area.

Flat roof dormers which tend to be larger and have a horizontal emphasis and generally more expensive and prone to failure, are considered aesthetically inferior and are not normally acceptable.

The front elevation of a building is the most important for its contribution to the street scene and generally such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene.

The applicant proposes to install 2 no flat roof dormers to the front roof plane of the dwelling and which would not normally be considered acceptable. The proposed front extension is of a unique design and based on the description would not normally be considered acceptable.

As mentioned previously the dwelling is a large detached house set in a large plot, does not front the main highway serving the property and is set back from it and accessed via a private drive, which the application property is located at the end of; this results in limited views of the dwelling from public vantage points.

It is acknowledged that the proposed front dormer windows are designed with a flat roof and the front extension has an eaves height higher than the original dwelling, however, the extension with its glazed feature along with the flat roof dormers provide a focal point to what is otherwise a typical bungalow with very few architectural features. It is therefore considered that in this instance the inclusion of such features on what is already a uniquely designed detached dwelling, within an area of uniquely designed dwellings is acceptable.

The single storey rear extension is located on the rear elevation and is not highly visible from public vantage points, nevertheless it is designed to harmonise with the original dwelling in terms of roof style, pitch and detailing.

Based on the above it is therefore considered that the proposed extensions and alterations are acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making.

Highway safety

The proposal does not result in the loss of off street parking or the requirement for additional provision and as such is considered acceptable in terms of its impact on highway safety

Recommendation

Approve with conditions