
2022/0937

Mr Tony Lees

Erection of single storey side and rear extensions (Part Retrospective – Revised plans compared with previously approved application 2022/0098)

3 Hall Place, Monk Bretton, Barnsley, S71 2EX

Site Location & Description

The applicant's property is a detached bungalow located on a partial corner plot on Hall Place in Monk Bretton. The site is located within the Urban Fabric, part of an entirely residential area with Hall Place leading to Church Grove – which the applicant's property fronts onto. Both Hall Place and Church Grove are cul-de-sacs. The surrounding street scene is entirely comprised of detached bungalows which are similar in appearance to the applicant's property, albeit with a variety of construction materials with numerous examples of extensions to several dwellings.

The vehicular access into the property is from Church Grove to the North-East of the site and provides access onto a hard surfaced parking area to the front/side of the dwelling. The site is bounded by a mid-height bricked wall around the boundaries of the site with a 2m high wooden gate to the front of the driveway. There is a detached pitched roof outbuilding located in the rear curtilage.



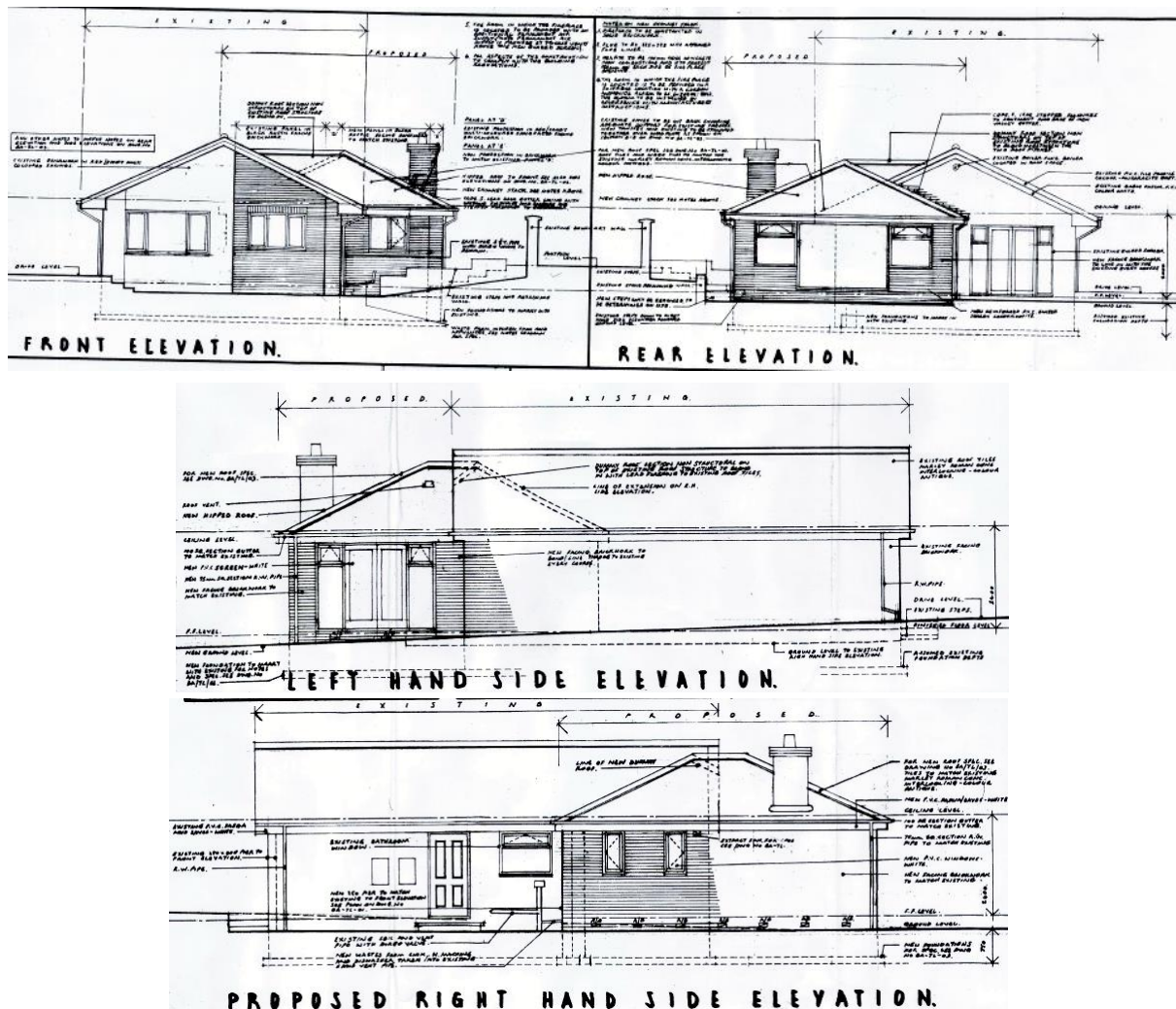
Proposed extension

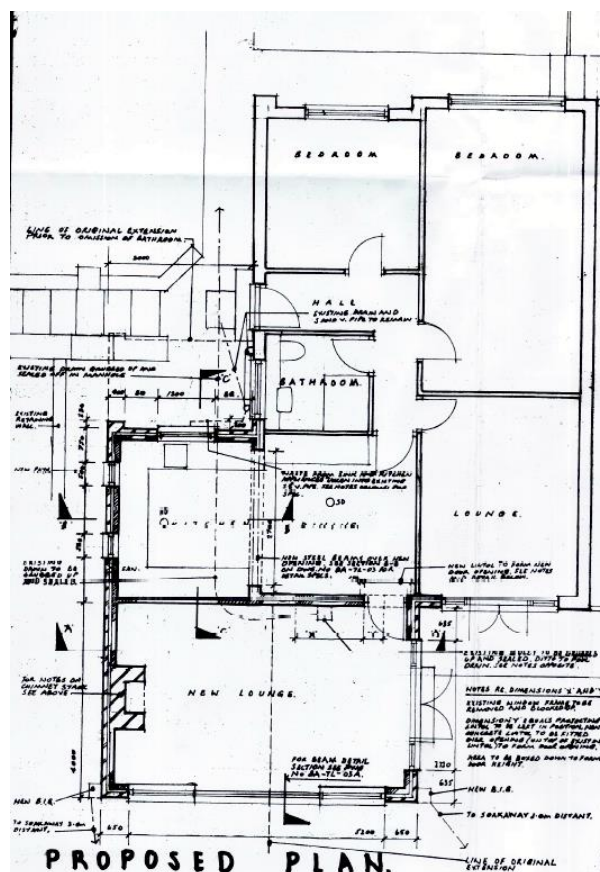
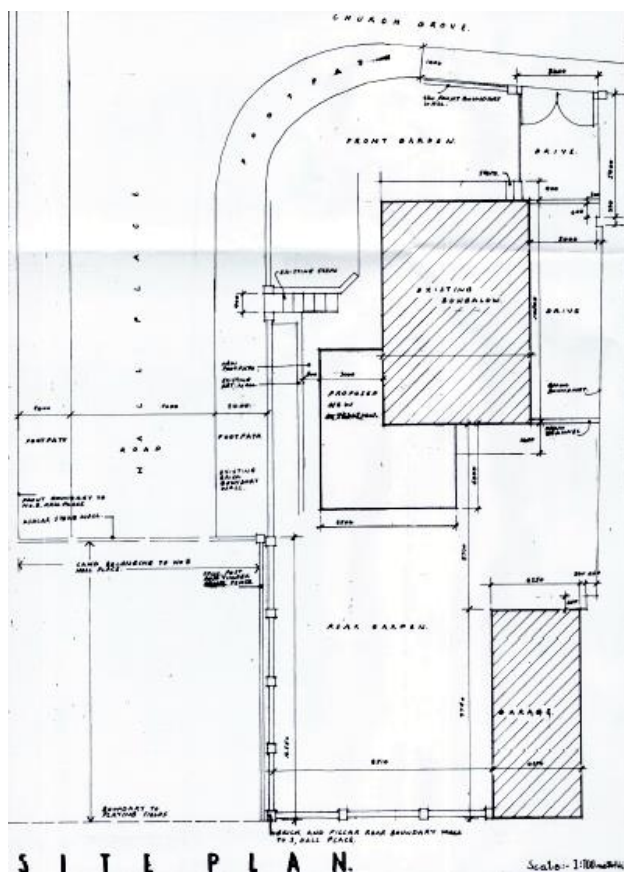
The applicant is seeking approval for the erection of a single storey side/rear extension to the dwelling. The extension projects 3m with a length (front to rear) of 7.5m, designed with a hipped roof with a height of 2.4m to the eaves and 4m to the roof ridge at the highest point.

The development is effectively a resubmission of a previous application (2022/0098), which has now been built out and completed (externally). However, the originally submitted plans to accompany this application did not accurately portray the built extension on site, with some clear, notable changes. Specifically, the roof of the extension has been built as a standard hip with a valley and there has been a large brick chimney built on top of the roof to the Southern side of the roof plane. There are also other alterations to the shape and layout of the extension compared with 2022/0098 such as the width and length.

As such, the proposed development is now part-retrospective and seeks permission for the following:

1. The erection of a single storey side/rear extension to the dwelling (retrospective)
2. Alterations to the roof design of the retrospective extension – with amended plans showing a roof ridge peak ridge which is higher than the built-out structure and connects to the roof plane of the existing dwelling (part-retrospective).
3. The erection of a brick chimney measuring 0.8m in width, 0.75m in length with a height of 1.5m. The chimney stack has a flue on top, which is a height of 1.6m from the roof plane (retrospective).





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.

In respect of this application, relevant policies include:

Section 4: Decision-making - Local planning authorities should approach decisions on proposed development in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible.

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 134 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.

Local Plan

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. 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

Neighbour notification letters were sent to surrounding properties for the original plans; no comments were received.

Assessment

Principle of development

The application is a resubmission of 2022/0098, seeking approval for several alterations, some of which are retrospective and unauthorised. However, the application does not impact on the principle of development and the following paragraph taken from 2022/0098's report is still relevant.

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 outbuildings) and the erection of new 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

Whilst the development is a resubmission and makes several notable changes, the extension retains the general design principles of the dwelling and the previous approved extension. However, some smaller details and design features of the extension have been altered from the approved application (2022/0098). In particular, the extension has been built with a standard hip roof with a valley formed from the existing roof plane of the extension. This was not fully in compliance with the existing dwelling which features a standard pitched roof. The use of a standard hip roof was considered to be inappropriate and not in compliance with the SPD for House Extensions which requires a matching roof design. The proposed extension has been altered to feature a continuous roof ridge rather than the existing valley and whilst it is still technically a hip, it joins up and blends with the existing roof design more complementary and is considered an acceptable compromise.

The site is a corner plot and there is a restriction in the SPD that side extensions on corner plots should not exceed more than half the width of the existing gap between the original dwelling and the side boundary. The proposed sideways projection is 3m, when compared to the existing gap (5.5m), represents a 55% sideways projection. This is marginally above the half width of the existing gap restriction by 5% and is not sufficient enough to refuse the application. The width of the extension is also subservient to the host dwelling, measuring 43% the width of the existing, which is well under the 66% sideways projection restriction.

The above being said, the application also seeks approval for a chimney stack, which was not present on the 2022/0098 plans and has already been built/installed on site. Additionally, the original plans for this application (2022/0937) did not accurately portray the built chimney, which is larger and much more visible/prominent. The site visit showed that the chimney was excessive in terms of its size and height and would be located in a prominent position on the roof plane on a corner plot and immediately adjacent to a road. The highest point of the chimney stack is now higher than the roof ridge of the house and in the opinion of the Local Planning Authority, appears as an incongruous feature within the street scene. It should also be noted that the site was previously somewhat screened from the road and nearby public realm with trees and vegetation on the boundary lines which has been removed to make way for the extension – as shown in the comparison between the 2019 google street view images and the latest photographs, taken in January 2023. There is now a singular tree and small hedge which provides very little in terms of screening on the side boundary or to the main road (Cross Street) to the West – with the extension and chimney clearly visible from Cross Street. It would represent a visually prominent and uncharacteristic addition to the dwelling which is not in keeping with the character of the dwelling or the surrounding street scene and is not in compliance with Local Plan Policy D1 or the SPD for House Extensions. The scale, height and positioning of the chimney is therefore considered

to be unacceptable and will form an incongruous feature in the street scene, with largely unobstructed views in all directions to the site.

2019 Street View Image:



Site photograph (January 2023):



On the basis of the above, the proposed development is considered to be contrary to Local Plan Policy D1 and the Council's SPD for House Extensions and is unacceptable in terms of visual amenity and good design.

Residential Amenity

The application site relates to a detached property located within an established residential area. It is a corner plot with neighbouring dwellings located to the North, West and South. The proposed extension is located off the Southern side elevation and rear elevation (facing East) of the dwelling, with a separation distance of c.18m retained to the nearest property to the South (no. 6 Hall Place) and c. 20m to the nearest property to the West (no. 1 Hall Place). These are not back-to-back windows, and the separation distance is greater than the minimum 12m expected between habitable front facing windows/elevations. There are windows serving the proposed lounge area located on the North elevation of the extension facing onto the neighbouring property at no. 2 Church Grove, with a separation distance of 7m. There is no defined separation distance expected in the SPD between ground floor windows and boundary lines, with the extension largely facing onto the rear garden area of the applicant's property. The window does face onto the neighbouring's property's side

elevation at a fairly close distance (c. 8m) which is less than the minimum separation distance expected of 12m. However, given the window is single storey, any privacy issues could be easily rectified by the installation of a boundary fence of a suitable height. The neighbouring property has been consulted on this application alongside 2022/0098 and has not raised any concerns with the proposed development.

The extension is to the South of no. 2 Church Grove, but the separation distance of 7m to the boundary line is sufficient to ensure that no significant overshadowing or overbearing impact will occur from the extension.

The proposed development is in line with Local Plan Policy GD1 and the SPD for House Extensions and Other Domestic Alterations and is acceptable in terms of residential amenity.

Highway Safety

The dwelling utilises an existing driveway/parking area to the North-West* of the dwelling, which is remaining unchanged through the development. The driveway area contains sufficient space for the parking of two vehicles, which is in line with the Council's Parking SPD and is acceptable in terms of parking provision and highway safety.

Other Matters

The agent has indicated to the Council verbally that the chimney stack has been erected so high as there is a building regulations requirement for such structures to be a certain height above the roof plane. No formal confirmation has been submitted to the Council which confirms that this is the case and this would be a building regulations requirement in any case. The concerns with the size and scale of the chimney, covered in the visual amenity section above, would still be relevant if such an evidence case was submitted.

Conclusion

The application was initially intended as a resubmission of the previously approved application 2022/0098 with the originally submitted plans (Rev. A) showing several alterations such as the extension being re-positioned, amended shape, roof design/pitch and the installation of a chimney stack. The size and shape of the amended extension were considered appropriate, but the roof design showed a standard hip roof with a valley which appears at odds with the existing dwelling and a large chimney stack which too appear out of place and prominent on the roof plane. Amendments were therefore sought with the agent informing that work had commenced. A site visit then took place which showed that the extension had been built which was not in line with the approved scheme (2022/0098) and a larger chimney stack had been erected.

The plans were then amended during the course of this application with the agent indicating that the formation of a roof pitch instead of a valley was achievable and has been added to the plans (Rev. C). However, the applicant was unwilling to change or remove the built chimney stack, and this remained on the plans – in fact, Rev. C showed an enlarged chimney compared to Revisions A and B to reflect what had actually been erected on site. The larger chimney stack was considered to be inappropriate in terms of design due to its large size, scale and positioning on a very prominent roof plane on a corner plot. There are largely unobstructed views into the site from all directions, including from the adjacent main road (Cross Street). The proposed development is contrary to Local Plan Policy GD1 and the SPD for House Extensions as it presented a design feature which did not relate well to the character of the existing dwelling and appears as an incongruous feature in the street scene. The application is therefore recommended for refusal on design and visual amenity grounds.

There are no other concerns raised with the application from a residential amenity, highways or any other material consideration.

Recommendation

Refuse

In the opinion of the Local Planning Authority, the proposed development which includes an excessively sized chimney, in terms of its height, scale and positioning on a very visible roof plane of the proposed extension on a corner plot, is considered to be of poor design that would form an incongruous feature in the street scene, would be out of keeping of the existing dwelling, and thereby would be harmful to the character and appearance of the area. The development is contrary to Local Plan Policy D1: High Quality Design and Place Making which states that 'development is expected to be of high quality design' and paragraph 130 of the NPPF which states that 'permission should be refused for development or poor design that fails to take the opportunities available for improving the character and quality of an area', with the proposed chimney stack being detrimental to visual amenity.