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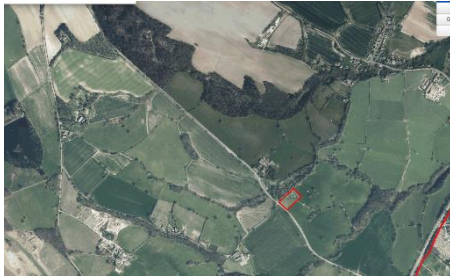
Mr M Hanks

Upward extension to convert existing bungalow into a two storey dwellinghouse with two storey rear extension and changes to external facing materials and fenestration details (Application for prior approval of a proposed enlargement of a dwellinghouse by constructing additional storeys)

Ruggen House, Berry Lane, Howbrook, Barnsley, S75 7EJ

Site Description

The detached single storey dwelling is located within an isolated position within the open country side; the dwelling is located at 90 degrees to the highway serving the dwelling, fronting onto the busy arterial A629 to the south west some 70m away.



Proposed Development

The applicant has submitted a prior notification application for the upward extension to convert existing bungalow into a two storey dwellinghouse with two storey rear extension and changes to external facing materials and fenestration details





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 – verbal discussion – no objections

Representations

A site notice was posted adjacent to the site and surrounding landowners were notified; no comments were received.

Assessment

Principle of development

The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 1 Class AA 'enlargement of a dwelling house by construction of additional storeys' states that *'the enlargement of a dwelling house consisting of the construction of*
(a) up to two additional storeys, where the existing dwelling house consists of two or more storeys; or
(b) one additional storey, where the existing dwelling house consists of one storey, immediately above the topmost storey of the dwelling house, together with any engineering operations reasonably necessary for the purpose of that construction' is permitted development

Development under Class AA is not permitted by Class AA if

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, O, P, PA or Q of Part 3 of this Schedule (changes of use);
- (b) the dwellinghouse is located on—
 - (i) article 2(3) land; or
 - (ii) a site of special scientific interest;
- (c) the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018;
- (d) the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise;
- (e) following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres;

- (f) following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than—
- (i) 3.5 metres, where the existing dwellinghouse consists of one storey; or
 - (ii) 7 metres, where the existing dwellinghouse consists of more than one storey;
- (g) the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres—
- (i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or
 - (ii) in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated;
- (h) the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—
- (i) 3 metres; or
 - (ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;
- (i) any additional storey is constructed other than on the principal part of the dwellinghouse;
- (j) the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development; or
- (k) the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.

In addition;

(1) Development is permitted by Class AA subject to the conditions set out in sub-paragraphs (2) and (3).

(2) The conditions in this sub-paragraph are as follows—

- (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;
- (c) the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and
- (d) following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

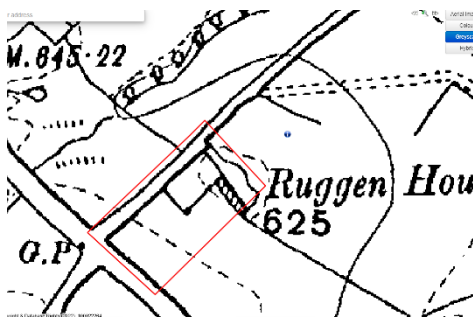
(3) The conditions in this sub-paragraph are as follows—

- (a) before beginning the development, the developer must apply to the local planning authority for prior approval as to—
 - (i) impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;
 - (ii) the external appearance of the dwellinghouse, including the design and architectural features of—
 - (aa) the principal elevation of the dwellinghouse, and
 - (bb) any side elevation of the dwellinghouse that fronts a highway;
 - (iii) air traffic and defence asset impacts of the development; and
 - (iv) whether, as a result of the siting of the dwellinghouse, the development will

impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 45 issued by the Secretary of State;

- (b) before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated;
- (c) the development must be completed within a period of 3 years starting with the date prior approval is granted;
- (d) the developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and
- (e) that notification must be in writing and include—
 - (i) the name of the developer;
 - (ii) the address of the dwellinghouse; and
 - (iii) the date of completion.

It is acknowledged that the planning statement submitted as part of the application identifies a dwelling located on this plot, however the building identified on the 1948 os map (left picture) shows an elongated building, whereas the 1960 os map (right picture) identifies a footprint similar to that located on site today. The authority agrees with the assessment the applicant has laid out in their planning statement that suggests the building is of a 1950s/1960s construction.



The proposal falls within the parameters of sections a-k outlined above and therefore falls within the prior notification process and as such, the Local Planning Authority can only assess the application on these grounds which are explored below;

Residential Amenity

The dwelling is located in an isolated position and is not surrounded by any other residential properties, as such the proposal would not have an impact on neighbouring premises by means of overlooking, loss of privacy or the loss of light.

Visual Amenity

The proposed upper storey extension has been designed to harmonise with the external appearance of the existing dwelling including the architectural features of the principle and side elevations and the fenestration layout.

The extension on the western elevation with its glazed feature provides a focal point to what would otherwise be a typical residential property with very few architectural features, the inclusion of

such a feature on what is already a uniquely designed detached dwelling, in an isolated position is acceptable.

Other Issues

The development is not located in an area which would impact on air traffic and defence assets impacts nor will it impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 45 issued by the Secretary of State.

Summary

The proposal meets the requirements of Part 1 Class AA of the Town and Country Planning General Permitted Development Order 2015, as such, a prior notification application is appropriate.

Recommendation - Approve with conditions