

2022/1094

Mr Stephen Hawcroft

46 Reginald Road, Kendray, Barnsley, S70 3HN

Two storey side and single storey front extensions and retrospective two storey rear extension (Amended Description and Plans)

Site Description

The dwelling is a large, semi-detached property in Kendray. Reginald Road consists of other dwellings of similar size, type, and external materials used.

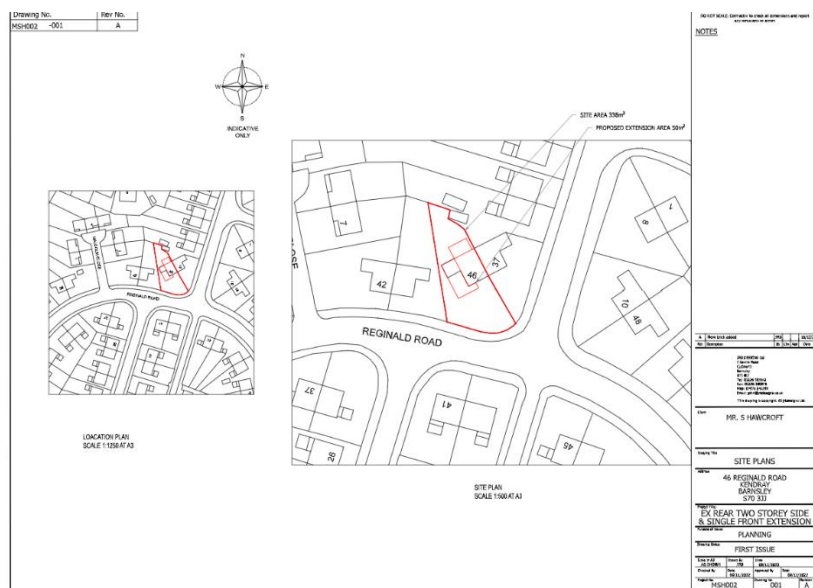
The dwelling is situated at an angle and has a lower profile within the building line at the junction of Reginald Road with Raymond Road. The building line shows staggered height differences due to the sloping topography of the area. The formation is generally uniformed with building profiles lowering as the building line moves from Reginald Road to Raymond Road.

46 Reginald Road is accessed by a gated access on Reginald Road. To the front of the dwelling is a garden area which also extends along the side and to the rear.

To the rear of the dwelling is an existing two storey flat roofed extension which is currently under construction and has been submitted retrospectively within the application.

To the side of the dwelling there appears to be an existing flat roofed extension, however, historical mapping data clearly shows this structure has been present for many years. Whilst it is not clear on OS historical maps from 1948 and 1990 it is clearly identifiable on an OS historical map of 1960. Additionally, a similar structure can be seen on a number of neighbouring properties within the area and as such, this structure could be considered to be part of the original dwellinghouse.

Several trees can be found along the side boundary between 46 Reginald Road and neighbouring property 44 Reginald Road. Other boundary treatments around the property compromise of a mixture of timber fencing, brick walls and hedgerows.



Planning History

No previous planning applications.

Proposed Development

The applicant originally submitted an application for a two-storey side extension and a single storey front extension; however, it became apparent that the existing two storey rear extension did not have planning permission and as such, amended plans were submitted to include this retrospectively.

The applicant is now seeking approval for a two-storey side extension, single storey front extension and retrospective approval for a two-storey rear extension.

After undertaking a site visit further amendments were sought to address concerns regarding visual amenity, particularly, the potential overwhelming adverse impacts of the extensive use of render as an external material across all extensions and an excessive sideways projection of the proposed side extension. Amended plans were received 16/12/2022 showing a reduced sideways projection of the proposed side extension and a more balanced approach to proposed external materials.

The (retrospective) two-storey rear extension is set in from the rear side boundary shared with neighbouring property 37 Raymond Road by approximately 0.48 metres, it has a projection from the rear wall of the original dwelling by approximately 3.06 metres and a width of approximately 4.84 metres. The rear extension has an eaves and total height of approximately 5.12 metres and is flat roofed.

The existing single storey structure adjoined to the side of the dwelling has a projection of approximately 3.37 metres and extends along the property for approximately 2.88 metres. It has an approximate eaves height of 2.77 metres and an approximate total height of 2.93 metres.

The proposed two-storey side extension would maintain this structure incorporating new additions above and to the front of it. The proposed extension would have an approximate projection of 3.57 metres and would extend the length of the dwelling at ground level for approximately 7.58 metres, increasing to approximately 9.08 metres when the proposed front extension is included.

At first-floor level the proposed side extension would have an approximate length of 7.08 metres due to the provision of a proposed setback from the front elevation of the original dwelling of 0.5 metres.

The proposed side extension would feature a hipped roof with an approximate eaves and ridge height of 4.97 metres and 7.20 metres respectively.

The proposed front extension would project from the front elevation of dwelling by approximately 1.50 metres and have a width of approximately 5.55 metres. The proposed front extension would join to the proposed side extension to create separate porch and additional living spaces.

The proposed front extension would feature a lean to roof with an approximate eaves and ridge height of 2.63 metres and 3.16 metres respectively.

Proposed materials would include the use of a rendered finish, brickwork, plain concrete interlocking tiles and white UPVC.

Policy Context

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

Local Plan Allocation – Urban Fabric

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable 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.

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.

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.

Supplementary Planning Document: House extensions and Other Domestic Alterations

This document establishes 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 should;

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

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 inclusion of high-quality design for all developments, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 134 states that *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”*.

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties, no objections or comments were received.

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 highway safety.

Residential Amenity

Proposals for house extensions are considered to be acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that *‘Two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook’* adding that *‘two-storey rear extensions to semi-detached houses should generally be designed with a rear projection of less than 3.5 metres.’*

The existing two-storey rear extension projects from the rear elevation of the dwelling for approximately 3.06 metres. This projection is less than that allowed for by the SPD, and therefore the extension would not be considered overbearing. The rear extension exceeds the 45-degree rule by approximately 0.75 metres. Whilst this is likely to result in some additional overshadowing of neighbouring property 37 Raymond Road, this would be considered to be to a minimal extent and not detrimental. The neighbouring property were also consulted on the application with no response received. The rear extension is also unlikely to increase levels of overshadowing to an unreasonable level within the wider area as trees contribute to any existing shadowing. The area to the rear would also remain mostly free from development, leaving it open and able to utilise natural light.

In terms of overlooking the SPD states that *‘A distance of 12 metres should be maintained to a blank gable wall and a distance of 10m should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary.’* In this instance a distance of approximately 10.87 metres would be achieved between the rear-facing window on the first floor of the rear extension and the rear boundary, therefore, meeting the guidance of the SPD.

Furthermore, The SPD states that *'windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows, to ensure reasonable privacy to you and your neighbours'* explaining further that *'Habitable rooms should be taken to include: lounge/living room, dining room, kitchen, bedroom and study'*.

The proposals would again meet the guidance of the SPD regarding the distance between habitable room windows as there would be none directly opposite the rear elevation of the rear extension, and whilst neighbouring properties 6 and 7 Malcolm Close would be visible from the extension distances above 21 metres would be maintained.

The (retrospective) rear extension would therefore be acceptable regarding residential amenity.

The SPD states that *'Modest single storey front extensions, which are in keeping with the style of the existing house, may be allowed, where the extension would form a porch and provide some additional living space whilst being sufficiently discreet and adopting the form and features of the original dwelling'*.

The proposed front extension would have an approximate projection from the front elevation of the dwelling and width of 1.50 metres and 5.55 metres respectively. It would be of a single storey with an approximate eaves and ridge height of 2.63 metres and 3.16 metres respectively. The proposed extension would create a new porch space along with additional living space within the adjoining proposed two-storey side extension. It would also utilise a lean to roof that would appropriately reflect the form and pitch of the roof of the original dwelling in a sympathetic way.

The positioning of the proposed front extension coupled with the sloped topography of the site would mean that the extension would have minimal impacts to neighbouring properties 37 and 44 Reginald Road by way of overshadowing or being overbearing. The proposed front extension is also unlikely to result in a loss of privacy or outlook for these neighbouring properties.

The proposed front extension would therefore be acceptable regarding residential amenity.

The SPD states that *'all two-storey side extensions should have a pitched roof following the form of the existing roof'*. Additionally, the SPD states that *"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."*

Furthermore, the SPD states that *"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"* and *"The sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling."*

The proposed two-storey side extension would utilise a hipped roof that would follow the form of the roof of the original dwelling. A set-back of 0.5 metres is proposed at first-floor level, however, this does not extend to ground-floor level as a single storey front extension is proposed that would join to the proposed side extension.

The set-back of 0.5 metres at first-floor level, the utilisation of a hipped roof that would not exceed the ridge height of the original dwelling, along with the differences in topography levels and the angled positioning of the dwelling within the building line is considered to be sufficient enough to avoid the occurrence of a terracing affect and the adverse effects associated with this and would therefore be acceptable in this instance.

Due to the positioning of the dwelling within the building line being angled, the distance from the side boundary shared with neighbouring property 44 Reginald Road would vary. At its widest point the proposed side extension would be set-in by approximately 3.73 metres and at its narrowest the extension would be set-in by approximately 0.74 metres. As it would not be practicable to provide a

1 metre set-back from the side boundary for the length of the proposed extension due to an existing single storey structure forming part of the footprint of the original dwellinghouse, the proposals would be considered acceptable in this instance.

The original dwelling has a width of approximately 5.35 metres whilst the proposed side extension would project from the side elevation of the dwelling by approximately 3.57 metres. The proposals would therefore meet the guidance of the SPD regarding an excessive sideways projection as the proposed projection of the side extension would be two thirds the width of the original dwelling.

In terms of overlooking there are no new windows proposed on the side elevation of the proposed side and front extensions; these would instead be placed on the front and rear elevations. An existing window in the side elevation of the original dwelling would be removed as a result of the proposed extensions.

The proposed side extension would therefore be acceptable regarding residential amenity.

The proposals, considered together, are therefore considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Visual Amenity

The SPD states that '*materials should normally be of the same type, colour and texture to the existing house or as close a match as possible*'. In this case, the proposed materials would partially reflect those used within the original dwelling.

The proposals would utilise a mixture of light-coloured render (white), brickwork, plain concrete interlocking tiles and UPVC. The render would be constrained to the (retrospective) rear extension, rear elevation of the proposed side extension, the upper half of the side elevation of the proposed side and front extensions, and the upper half of the front elevation of the proposed side extension. Brickwork would be utilised on the lower halves as well as the front elevation of the proposed front extension.

The utilisation of these mixed materials and their placement within the proposals would protect and maintain the character of the street scene as well as that of the original dwelling, particularly, maintaining the character of the front elevation, arguably the most important.

The use of brickwork and a rendered finish of the side elevation of the proposed side extension, which would be visible from public viewpoints, would be considered acceptable. The balanced approach to the use of these materials would ensure that any new additions would reflect the character and style of the general street scene whilst enabling them to also integrate with other elements of the proposals sympathetically.

The rendering of the rear elevation of the proposed side extension and the (retrospective) rear extension would also be acceptable. These particular areas would not be directly visible from public viewpoints and therefore, the use of render would not have an adverse impact on the overall character of the street scene. In addition, the rendering of these elements would work cohesively with material choices throughout all elements of the proposals enabling a balanced and sympathetic approach to design overall.

Furthermore, the proposed front and side extensions would incorporate roof types that sympathetically reflect the pitch and style of the roof of the original dwelling. Whilst the (retrospective) rear extension is flat roofed, and this is generally not preferred, as the extension is to the rear and away from public viewpoints any adverse impacts upon the character of the street scene would be sufficiently mitigated.

The retrospective and proposed extensions would therefore be considered to comply with the SPD regarding visual amenity.

Highway Safety

The proposed extension does not result in the loss of off-street parking, nor a requirement for additional provision and as such is acceptable and in compliance with Local plan Policy T4

Recommendation

Approve with Conditions