2022/0400

Mr Aiden Reeson

1 White Cross Avenue, Cudworth, Barnsley, S72 8GA

First floor extension over existing garage

Site Description

The dwelling is a two-storey detached dwelling located in Cudworth. White Cross Avenue has a consistent street scene consisting of other two-storey detached dwellings. The surrounding area is solely residential. The dwelling has a small, grassed area and driveway to front and an attached garage/extension to the side. To the rear is an existing conservatory.

Planning History

B/02/1432/CU - Erection of two-storey side extension (Refused)

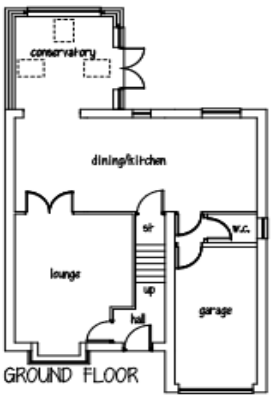
B/02/1806/CU - Erection of single-storey side garage and kitchen extension and front porch (Historic)

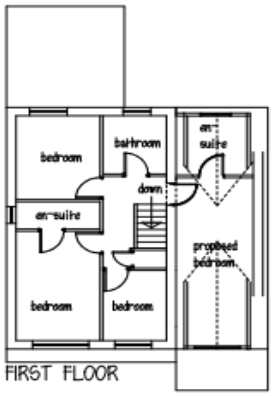
B/04/0057/CU - Erection of rear conservatory extension to dwelling (Approve with Conditions)

2021/0092 - First floor side extension and rear single storey extension (Withdrawn)

2021/0482 - Proposed front and rear dormers above garage to provide first floor accommodation and rear extension (Approve with Conditions)

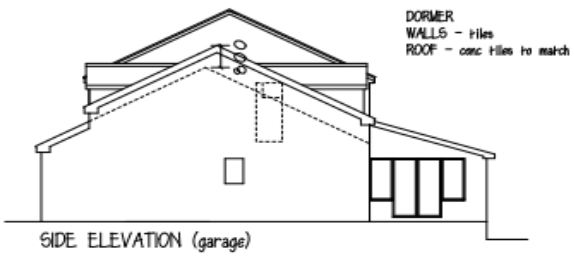
Proposed Development






REAR ELEVATION


FRONT ELEVATION



SIDE ELEVATION (garage)

Mr & Mrs A REESON

1 WHITECROSS AVE
CUDWORTH
S72 8GA

PROPOSED PLANS&ELEVATIONS

1:100@A3 OCT 20 Rev 1

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The applicant is seeking approval for the erection of front and rear dormers above the existing garage. This will also include the raising of the roof of the garage by 0.8 meters. This is the only change from what was approved under application 2021/0482. The two dormers are proposed on both the front and rear of the existing garage to create a living space in the extension's roof that features a bedroom and a bathroom.

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.

<u>Supplementary Planning Document: House extensions and Other Domestic Alterations</u>

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.

<u>National Planning Policy Framework</u>

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 buildings, public and private spaces and 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 for this application.

Representations

Neighbour notification letters were sent to surrounding properties, two objections were received and in summary raised the following points;

- The proposed extension will have a significant impact on the privacy we have in our back garden. The new proposals will give a dormer window to the front of the property and will allow the owners of the property, full view directly into our back garden.

- The proposed window on the side of the property will also cause overlooking.

- The proposal will have a detrimental effect on our ability to use our amenity space without being overlooked.

- In addition to being able to see in our garden, the new proposals will give a line of vision directly into our kitchen and dining 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 highway safety.

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 will match the existing dwelling with matching brickwork and roof tiles being used. The extension utilises a mono-pitched roof and the dormers use pitched roofs which are both acceptable roof types. The existing dwelling features a pitched roof as well as the existing side extension therefore creating cohesion with the proposal and the existing dwelling.

The proposed dormers don't fully conform to the requirements of the SPD in that they shall be pitched roof in format and set back from the eaves and gable by at least 0.5m. They are not set 0.5 meters from the eaves however given the size of the proposed roof space and that this is a garage

roof as opposed to a main dwelling roof the impact would not be detrimental. The dormers are set within the roof slope and balanced in their appearance.

The SPD states *"to assess whether a dormer on the front or principle elevation will be appropriate, the roofs of the surrounding buildings should be examined".* There is an existing front dormer window located within visible range of 1 White Cross Avenue, this being at 62 White Cross Road which is approximately 55 meters from the host dwelling. Although the dormer isn't located on the same road as the host dwelling the dormer is visible from the road due to its positioning near the junction with White Cross Avenue and therefore a dormer on the front elevation is acceptable.

The proposed extension conforms to the SPD in terms of its external materials and roof type, therefore it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being set to the rear of the property. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

The change from the previously approved application is the proposed increase in the roof height of the garage by 0.8 meters. Due to this increase in roof height, there will be a small increase in overshadowing however this is negligible in comparison to the existing impact. There will be no significantly detrimental increase in overlooking as a result of the proposal as no windows are being added to the side elevation of the dwelling or existing extension.

As the proposed dormers don't face directly onto a neighbouring property only a distance of 12 meters needs to be maintained between blank gable walls (in this case the side of the dormer facing the neighbouring properties) and neighbouring habitable room windows. This required separation distance has been achieved. The proposal is only a minor increase on what has already been approved. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be impact upon highway safety.

Recommendation

Approve with conditions