2021/1102

Mr Steven Littledyke

Erection of two storey rear extension and new facing materials on part of the front elevation along with changes to the window fenestration, plus the erection of a detached garage to replace an existing outbuilding and associated boundary wall & gate.

21 Oakwood Avenue, Royston, Barnsley, S71 4EY

Site Description

The application relates to a detached, 2 storey property located at the head of Oakwood Avenue in Royston. The dwelling is brick built to the ground floor with render to the first floor. There are also timber details within the render.

The property takes vehicular and pedestrian access from Oakwood Avenue via a driveway to the North Western corner of the site. There is detached outbuilding in the North Eastern corner and there is a lawned garden area between the highway and the dwelling. There is a pedestrian access into the dwelling from the Northern elevation but, unusually, the main entrance is on the Southern elevation from beneath a steep pitched 1.5 storey projection. Beyond the Southern elevation is a further lawned garden area. The site is generally enclosed by mature hedging and solid boundary treatments.

There are detached neighbouring properties, built on a similar building line, to the East and the West. To the North are bungalows fronting Oakwood Avenue. Beyond the rear (Southern) boundary is a small tree belt with a supermarket and its associated car park beyond.







Proposed Development

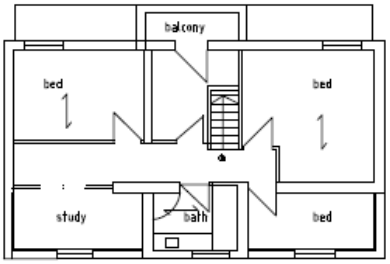
The applicant seeks permission to erect a 1.5 storey extension on the southern elevation to replace the existing projection. The extension would occupy the majority of the rear elevation (9.6m) and would project circa 2.7m. The extension would be clad in standing seam zinc cladding in its entirety. The extension would accommodate an open plan living area on the

ground floor and a bedroom on the first floor. There would be significant alterations to the existing internal layout of the property.

The applicant also proposes to relocate the main entrance from the Southern to the Northern elevation. There would also be amendments to some of the fenestration on the Northern elevation as well as introduction of the zinc cladding to reflect the proposed extension.

In addition, the applicant proposes to replace the existing detached outbuilding with a detached garage measuring 6.5m x 6.5m in the North Eastern corner of the site. Adjacent to the garage, on the Northern boundary the applicant proposes a boundary wall and associated gate.

Existing



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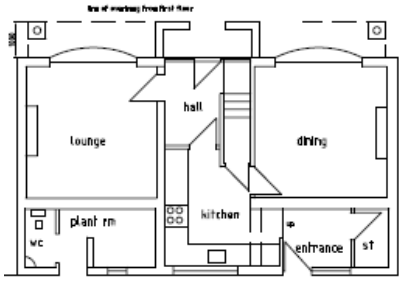

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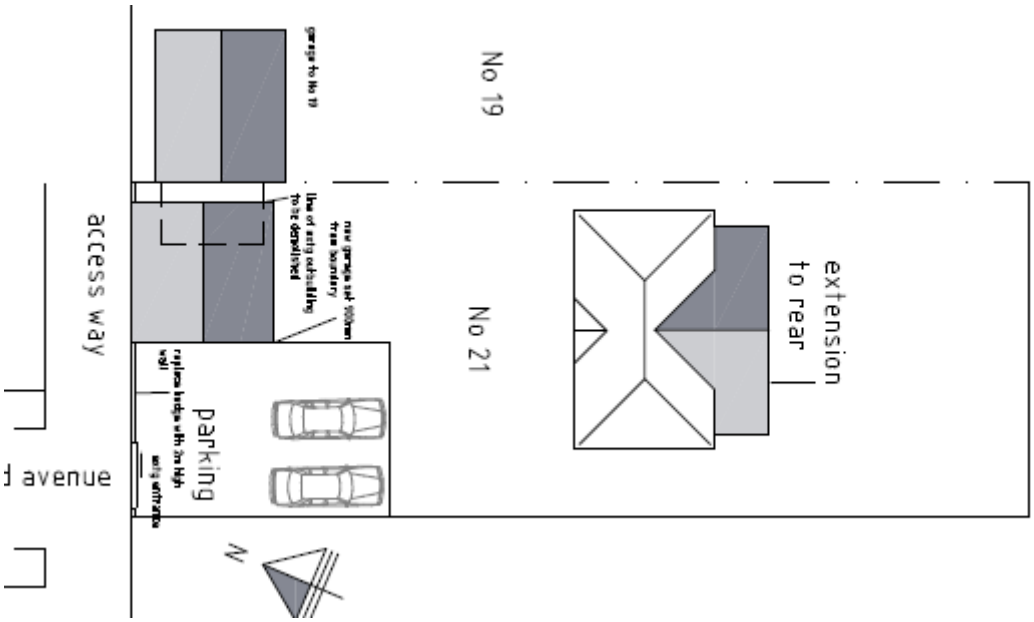
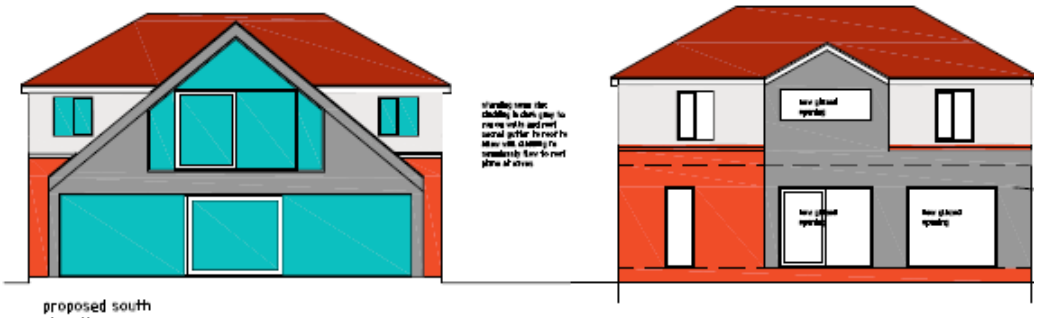
Proposed





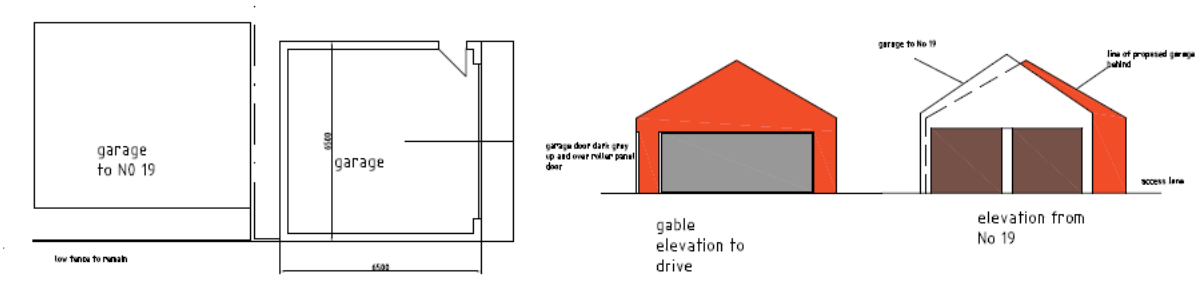
proposed gf plan

proposed ff plan



proposed south elevation

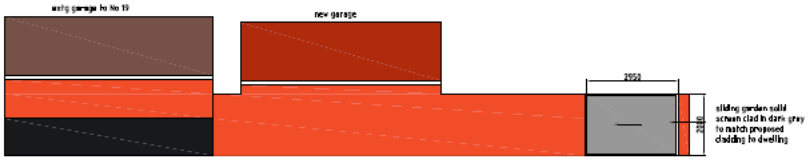
proposed north elevation



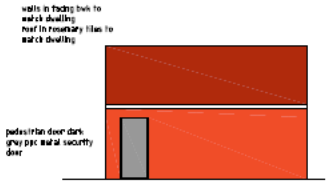
Plan

gable elevation to drive

elevation from No 19



Elevation to Oakwood Avenue



elevation to

Policy Context

The part of the site subject to the application is allocated as Urban Fabric in the Local Plan. The following Local Plan policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

SPD's

Supplementary Planning Document (SPD) – 'House Extensions and other domestic alterations' 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:

I. Be of a scale and design which harmonises with the existing building
II. Not adversely affect the amenity of neighbouring properties
III. Maintain the character of the street scene and
IV. Not interfere with highway safety.

Detached garages should relate sympathetically to the main dwelling in style, proportions, and external finishes. In most cases, it will not be appropriate for a garage to be sited between the house and the road.

Detached garages should be single storey structures and the eaves height should not normally exceed 2.5m from ground level. It is not considered appropriate for detached garages to include dormer windows as a way of accommodating rooms in the roof space but in some circumstances (e.g., where the garage is set within a large curtilage) it may be possible to utilise the roof space for ancillary accommodation/storage but not as an annex/granny annex. Where the privacy of neighbouring residents would not be compromised it may therefore be possible to install roof lights.

NPPF

The NPPF 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. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraphs of particular relevance to this application include:

Para 126 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. 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.

Representations

Notification letters were sent to surrounding properties. No comments or representations were received.

Assessment

Principle of Development

The site is allocated as Urban Fabric within the Local Plan, as such, extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

In terms of the garage, detached garages should relate sympathetically to the main dwelling in style, proportions, and external finishes. It should be single storey and the eaves height should not normally exceed 2.5m from ground level.

Residential Amenity

The proposed extension would be located on the Southern elevation and there are existing dwellings in relatively close proximity to the shared side boundaries. The extension would replace an existing projection but would project further at 2.7m. However, the proposed projection is relatively modest and would not project significantly beyond the neighbouring rear elevations. In addition, the eaves height is relatively modest and the roof slopes away from the shared boundary upto a ridge which is lower than that of the host property. As such, it would not significantly increase overshadowing or be an overbearing feature, in accordance with Local Plan GD1.

There are no habitable room windows in the proposed side elevations facing the shared boundaries. There are large openings serving habitable rooms to both the Northern and Southern elevations, however, they do not directly face neighbouring habitable rooms and meet the required separation distances. As such, privacy levels would be maintained.

In terms of the garage, it would be in the North East corner of the site set away from neighbouring properties, it would be also immediately adjacent to an existing garage in the neighbouring plot which has a similar footprint and height. As such, it would not significantly increase overshadowing or be an overbearing feature.

Visual Amenity

The proposed extension follows a similar form as the existing projection on the Southern elevation, albeit with a slightly increased ridge height. The extension is set in from the side elevations of the property, has a modest eaves height and a ridge lower than the host, that, added to the modest projection result in a relatively subordinate addition, in accordance with the SPD and Local Plan Policy D1.

Obviously, the largest change visually is the use of the seamed zinc cladding, both on the extension, and the Northern elevation to frame the revised front entrance and enlarged fenestration. The host property incorporates a mixture of brick, render and timber and has a relatively traditional appearance. The zinc would provide more of a contemporary look, especially when combined with the larger areas of glazing.

There is no zinc highly evident in the surrounding streetscene or the immediately adjacent properties., However, the dwelling is already individually designed, as are the dwellings immediately to the East and the West, as such, the introduction of a new palette of materials would not unbalance the visual amenity of the streetscene given it is not regimented or identical.

The zinc on the extension would not be highly visible from Oakwood Avenue and it is separated from the supermarket to the South by a tree belt, as such, views from public vantage points would be very limited.

The zinc on the Northern elevation would aid to update that elevation and also clearly identify a main entrance, which is not currently the case. It would also aid to tie the Northern elevation to the Southern elevation and avoid a stark contrast from front to rear. The Northern elevation would be more visible from public vantage points given it faces Oakwood Avenue, however, given the separation distance to the highway, and the location of boundary treatments, vegetation and outbuildings between the dwelling and the highway, there would only be glimpses and it would not dominate.

The cladding would not be to everyone's taste and may not work in every location, however, given the position of the dwelling, the existing individual design of the host property and neighbouring properties, there are no significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the scheme in this case.

With regards to the garage, it would be located adjacent to the Northern boundary, it would be larger than the outbuilding it replaces and would be located in between the dwelling and Oakwood Avenue.

Generally, garages are not supported between the front elevation of the property and the highway. However, this garden area is not readily identifiable as a 'front garden' and the garage would be adjacent to an access spur of the highway, rather than the roadway itself. Furthermore, there is an existing building in that the location and the neighbour has an almost identical outbuilding immediately adjacent, as such, the two buildings would be read in the same context. In addition, the boundary treatment and vegetation would obscure views of the building.

The garage would also relate sympathetically to the main dwelling in style, proportions, and external finishes, in accordance with Local Plan Policy D1 and the SPD.

With regards to the boundary treatment, the applicant proposes a 2m high wall and associated gate. It would be a shame to replace the existing modest boundary treatment and hedge with the wall, however, it would reflect the 2m high solid boundary treatment and gate to the dwelling immediately to the West. Furthermore, given that the 'road' is little more than an access track, PD rights could potentially be utilised for the boundary treatment.

Highways

2no parking spaces and adequate turning and maneuvering space would be retained within the curtilage. The proposed garage would also provide additional parking space over and above what was previously available.

Conclusion

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Approve – subject to conditions

Conditions

1. *The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.*
   Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. *The external brickwork of the detached garage hereby approved shall match that used in the existing dwelling.*
   Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. *The development hereby approved shall be carried out strictly in accordance with the plans (No rh/sl/2a, rh/sl/3A & rh/sl/4) and specifications as approved unless required by any other conditions in this permission.*
   Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

4. The detached garage shall not be used for any trade or commercial purpose.
   Reason: In the interests of the amenities of local residents and in accordance Local Plan Policies GD1 and Poll1.

I have also included the CA standing advice informative and the ownership informative.