

Planning Statement

Householder Application:- Two Storey extension to no. 10 Tingle Close,
Hemingfield, Barnsley, S73 ONW.



Andrew Bailey Architects Ltd

RIBA CONSERVATION REGISTER ARCHITECT

Glendower House
85 Lundhill Road
Wombwell
Barnsley, S73 0RL
T. 01226 752590
E. andrew.bailey@akbarchitects.com
W WWW.AKBARCHITECTS.COM

akb

1.0 Introduction

This Planning Statement has been prepared on behalf Mr Beecroft. It is intended to assist Barnsley Metropolitan Borough Council (BMB) as the Local Planning Authority in their determination of an application for a two storey link extension to no.10 Tingle Close.

The extension would extend from the properties existing outrigger linking with and building upon the existing garage.

The application should be considered in recognition of the following supporting plans:

- Site Location Plan PAE 02
- Existing Plan and elevation PAE 01 Rev C
- Proposed Plan-Section-Elevations PAE 03 Rev F
- 3D Views

2.0 Site & Surroundings

The applicant property is a modern detached dwelling which along with its immediate neighbour was constructed in 2003. The property occupies a corner plot at the head of a very private cul-de-sac, to the west it borders agricultural land within the designated Green Belt, to the south the rear garden extends to the former Dove and Dearne Canal. The access road serving the applicant and 6 neighbouring properties is a private driveway.

The property is two storeys in height with accommodation in its roof space. The property is an inverted 'L' shape which mirrors the neighbouring property (no.9) which it is located behind, it has a two storey outrigger extending off its front elevation, in front of this is a pitched roof detached garage. The house and garage are constructed

from a multi blend brick with a concrete roof tile. Neighbouring properties are also constructed from similar materials but there are subtle variations to the design of each house, this provides a degree of contrast which adds interest and character to the appearance of Tingle Close..

The property has an enclosed front garden which is accessed via controlled gates. To the rear there is a large private garden which extends to the west along the alignment of the former canal by approximately 23m.

The property is not located within a Conservation Area, listed or within the setting of a Listed Building.



3.0 Proposal

The application seeks planning permission for the erection of a two storey front extension to the existing dwelling. The extension would link to the existing garage which would be remodelled at first floor level. The ground floor of the extension would provide a double garage with the first floor providing a games room and WC. An external staircase on the northern elevation would link to the rear garden. The eastern (front facing) elevation of the extension would include a large glazed feature gable and first floor dormer.



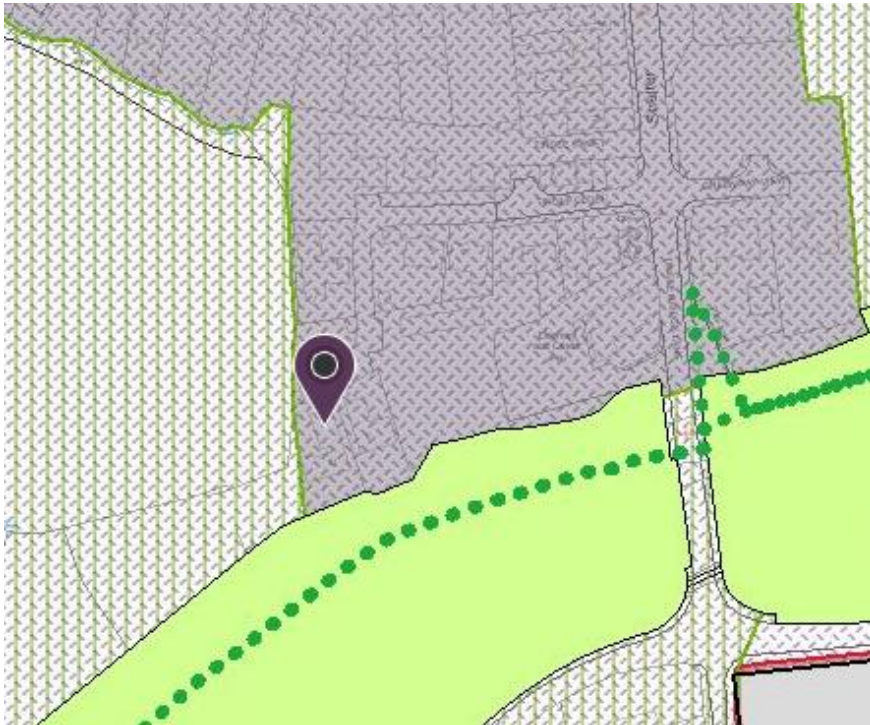
(The extension would link the existing front gable of the dwelling at ground and first floor level to the existing detached garage)

4.0 Planning History

- B/02/0930/WW - Erection of two detached houses with integral garages - Approved 19th August 2002
- B/03/0649/WW - Erection of a detached garage - approved 31/08/2004
- 2021/0149 - Lawful development certificate for existing use of land as part of domestic garden - Granted lawful 25/03/2021

5.0 Planning Policy

The development plan comprises of the Barnsley Local Plan adopted January 2019. The property is located within an area that is allocated as Urban Fabric just within the Green Belt boundary which is located to the west.



The Local Plan identifies that Policy GD1 will be the starting point for making decisions on all areas of the Policies Map identified as Urban Fabric.

Policy GD1 General Development

Proposals for development will be approved if:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;
- They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;
- Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated; Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;
- Any drains, culverts and other surface water bodies that may cross the site are considered;
- Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- Any pylons are considered in the layout; and
- Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

D1 – High Quality Design and Place Making

Design Principles

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, including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian network;
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;

- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;
- Create clear distinctions between public and private spaces; Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high quality materials; Include a comprehensive and high quality scheme for hard and soft landscaping; and
- Provide high quality public realm.

Supplementary Planning Documents Supplementary Planning Document (SPD) - 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:

- 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.

Owing to the rather unique circumstances of the host dwellings design there is a degree of interpretation as to whether the proposal represents a front or side extension.

With reference to front extension the SPD advises that;

'House Extensions states the front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing

dwelling or character of the street scene or cause overshadowing to neighbouring dwellings. Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable’.

Equally the guidance acknowledges that;

‘Extensions at the front of individually-designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene’.

NPPF

The National Planning Policy Framework (NPPF), was updated in July 2021 and is a material consideration in planning decisions. At the heart of the NPPF is a presumption in favour of sustainable development, and the policies taken as a whole, constitute the Government’s view on what sustainable development in England means in practice for the planning system.

6.0 Assessment

This statement is prepared to provide a justification as to why planning approval should be granted.

Principle:

The applicant property is allocated as Urban Fabric in the adopted 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 the applicant wants to create a bespoke garage to accommodate and showcase their private vehicles. The design incorporates a high ceiling to the lead garage which is designed to accommodate a hydraulic lift. The extension would provide a link to the existing garage which would also be remodelled with the addition of a first floor. The approach has been to provide practical storage within a contemporary design format.

Design:

The applicant sits as one of a pair of detached properties at the head of a very private cul-de-sac. The siting of the property and the arrangement of properties within Tingle Close means that it is largely screened from any public view.

This neighbouring property no.9 effectively encloses the applicant property which taken with the boundary enclosures gives the property somewhat of an unassuming and discreet appearance. The extension has been purposefully designed to meet necessary accommodation requirements but also to give improved legibility and prominence to the property within the street. This is considered important given its position at the head of the cul-de-sac.

The design seeks to provide practical solution to the applicants requirements. The encapsulation and remodelling of the existing garage into the proposals greatly reduces the overall footprint. The extension would in the main be a link building, this represents a highly efficient use of space, it is a bespoke approach to a bespoke property. The incorporation of large level of glazing would give a welcomed contemporary finish which would greatly uplift the appearance of the

host dwelling in a manner which is intended to frame Tingle Close in a positive manner.

It is accepted that the extension would extend beyond the building line established by the neighbouring property no.9. The overall impact of this from both a street scene and amenity perspective would be negligible. The applicant is an example of the modern phase of residential development off Tingle Close, the 7 properties located within the cul-de-sac are all generously sized with bespoke finishes to their design. Projecting outriggers, gables and dormer windows are all accepted features and the design of the extension provides clear reference to these characteristics.

Appreciation to the varied building lines and design of the existing street scene is important to the assessment of the proposals. It would appear that the Council has supported a bespoke approach to the design of the properties and this creates a more unique residential environment.

The Council's adopted SPD clearly states that front extensions to detached houses on staggered building lines are viewed as acceptable provided that they; 'compliment the original house and not adversely affect any adjacent property or the street scene'. It is held that in the applicant's circumstances the proposals should be viewed as an example of such an acceptable extension.

It is considered unreasonable to suggest the extension would be unacceptable solely on grounds that it would be a unique feature. Tingle Close is not within a Conservation Area and as such not subject to more stringent controls over design.

The staggered roof form and inclusion of large glazed frontage is designed to give the extension a subservient appearance to the host dwelling. This will animate the appearance of the dwelling and represent a significant

improvement to that of the largely featureless gable and existing garage it would replace. By extending beyond the neighbouring property no.9 it would immediately have more prominence and this will greatly improve the setting of the property within the street scene as a result.

Whilst the glazing gives a modern contemporary finish this would be framed by identical materials to that of the host dwelling. This will allow the extension to seamlessly blend with the host property by its assimilation with the established materials palette. The design and finish would be compliant with Local Plan policies GD1 and D1.

Whilst the site is located within the Urban Fabric it is noted that it is also located on the boundary to the Green Belt. The boundary is clearly defined by the dwellings and associated curtilage of Tingle Close. The extension would largely be a link between the existing dwelling and garage, there would be little to no encroachment towards the western boundary which defines the Green Belt. The overall scale of the dwelling, as extended, would also be similar to that of neighbouring properties within Tingle Close which share this boundary. With this in mind, there would be no demonstrable impact upon the character and environmental quality of the adjacent Green Belt.

Amenity:

Extensions to dwellings are considered on the basis of overshadowing, loss of privacy and outlook.

The design and siting is such that the extension would not result in a loss of privacy or overshadowing to private garden areas/habitable rooms to no.9 Tingle Close which is the closest neighbour. All other properties are located either a considerable distance away or in manner which would not be impacted upon whatsoever. As such levels of amenity would be appropriately maintained with no demonstrable adverse impacts.

Highways:

Access and manoeuvring would be unchanged from that of the existing arrangement. The property would continue to accommodate two parking spaces as well as additional garaging capacity.

7.0 Conclusion

Proposals to extend residential properties located within the urban fabric of the Borough are acceptable in principle.

The host dwelling occupies a secluded position within a private cul-de-sac. The extension would be of a scale and design which harmonises with the existing building, being comparable to the scale of nearby dwellings. The discreet location dictates it would not form a prominent feature or impact adversely affect the amenity of neighbouring properties.

The street scene is sufficiently varied in its design and character owing to bespoke appearance and design features of the existing dwellings. The proposals would only add a modest variance to the established character. It is deemed that the character and scale of dwellings is sufficiently varied and that the extension would successfully harmonise into its surroundings as per the requirements of the adopted SPD.

The statement has demonstrated that the design and scale of the extension should be viewed as acceptable to be the LPA. This has been demonstrated by full adherence to the principles advocated by the SPD. Through this statement and the accompanying plans it has been demonstrated that the extension would;

- 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.

In addition to the above the extension would also not have any adverse impact on the openness and character of the Green Belt which is located across the the western boundary.

It is held that the design, scale and appearance of the extension would be acceptable and not harm the character of the street scene, residents amenity or interfere with highway safety. Accordingly it should be viewed that the proposals are in accordance with Local Plan Policies D1, GD1 and the adopted SPD 'House Extensions' as well as the guidance contained within paragraph 130 of the NPPF.

Therefore in accordance with the NPPF, in the absence of any adverse impacts which would significantly and demonstrably outweigh the benefits of the development, it is hoped that the Local Planning authority support this application.
