

2021/1035

Mr Jamie Finnerty

Erection of two storey extension to side/front and single storey front extension to dwelling

45 North Road, Royston, Barnsley, S71 4DE

Site Description

The application relates to a two-storey semi-detached dwelling accessed via a private drive from North Road in Royston. The property is of a red brick construction with a tiled gable pitched roof. The dwelling sits on a large plot, with a substantive front/side garden and a long, narrow rear garden. Off street parking is provided at the front of the property with both hardstanding and an attached garage.

The area is characterised by a mixture of dwellings, ranging from a row of terraces to the south of the site, to detached bungalows that are of varying design and material construction. To the north east, close to the rear boundary is a detached dwelling.

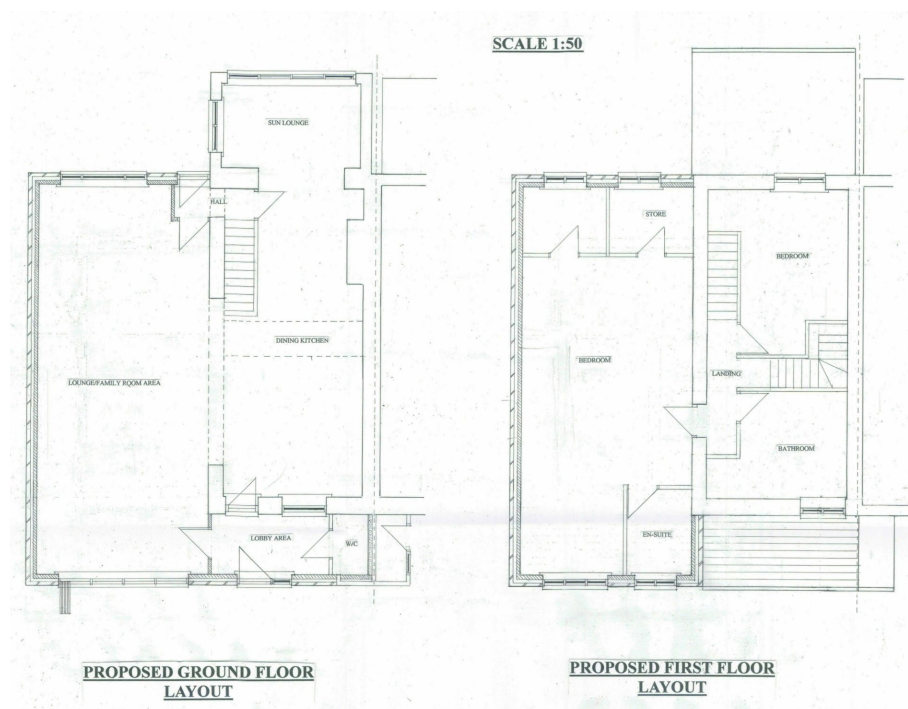
Proposed Development

The applicant is seeking permission for the erection of a two-storey side and front extension to the dwelling, replacing the existing attached garage.

The extension will have a sideways projection of 5.1m, a rearward projection of 9.5m and a forward projection of 2m. The extension will have a gable pitched roof, with eaves and ridge of 5.4m and 8.6m respectively. The front part has a ridge of 7.4m

The single storey front extension has a forward projection of 2m and projects along the front elevation by 4.3m, joining with the two-storey element. The extension will have a lean-to roof, with eaves and ridge of 2.5m and 3.5m respectively.

Matching materials are proposed.





Policy Context

Local Plan Allocation – Urban Fabric

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised 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. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted 2000) and the Core Strategy (adopted 2011).

Local Plan Policy GD1 – General Development sets out the principles that development will be assessed against. 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 and that adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes.

Local Plan 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 (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.

SPD – House Extensions and Other Domestic Alterations states that two storey side extensions should have a pitched roof following the form of the existing roof. To prevent a terracing effect and avoid detrimental changes to the character of the street scene, it is desirable to provide a setback of 500mm from the main front wall of the dwelling. The sideways projection should not exceed more than two thirds the width of the original dwelling.

SPD - House Extensions and Other Domestic Alterations states that extensions to the front elevation 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. Modest single storey front extensions which are in keeping with the style of the existing house may be allowed.

These policies are considered to reflect policies set out in the revised NPPF, which requires development to be of high quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Representations

None

Assessment

Principle of Development

The site 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.

Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

Extensions to residential properties are considered based on their impact in terms of overshadowing, overbearing, loss of privacy and outlook on neighbouring dwellings.

The proposed extension is located on the Western Eastern elevation of the dwelling and will project close the rear boundary with the adjacent property, no. 53. The extensions' location

relative to the orientation and path of the sun means that it is unlikely there will be prolonged overshadowing to the majority of the adjoining dwellings rear garden. However, the addition of a two-storey extension, with a length of 11.5m and overall height of 8.1m, would result in a blank gable wall of approx. 80m² within 1m of the rear boundary and garden of No. 53. As such, it is considered that the close proximity of the proposed side elevation will result in an overwhelming sense of enclosure to the rear garden at 53 North Road having a detrimental impact upon private amenity enjoyed by the neighbours.

Furthermore, the proposal does not meet the minimum separation distance of 12m from a blank wall to habitable room windows. Approx. 7m is retained to the rear of the dwelling to the West, which would exacerbate the overbearing impact of the extension.

Whilst the extensions impact in terms of overshadowing will not be significantly detrimental, the increased massing of the main property from the proposed extension would result in an overbearing structure which negatively impacts the amenity afforded to the neighbouring properties to the North.

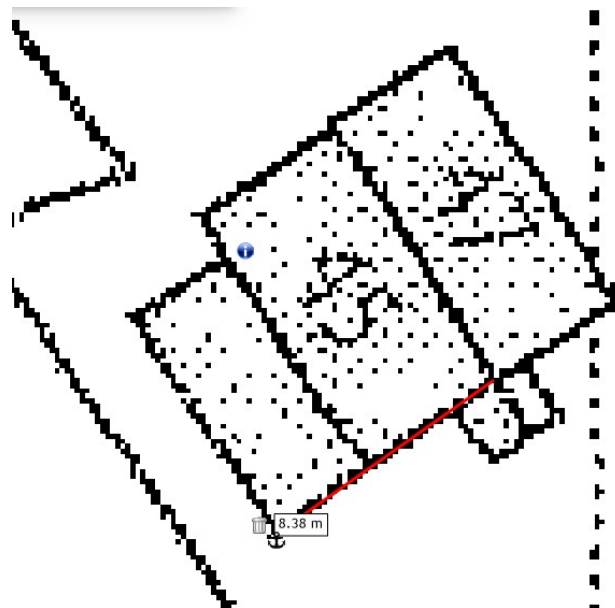
The single storey front extension is modestly sized, and its impact is considered minimal

Therefore, the proposal is considered unacceptable.

Visual Amenity

The principle aims of local and national design policies are to support and encourage developments which are appropriate to their context and enhance the character and appearance of the area in which they sit. These aims can be found in the supporting text to Local Plan Policy D1 and SPD – House Extensions and other Domestic Alterations.

It is acknowledged that the extension has a large sideways projection, effectively doubling the width of the property. However, this is not technically contrary to SPD guidance, as the existing garage appears to form part of the main dwelling. As such, the extension is within the 2/3 limit.



Notwithstanding the above, the overall scale and massing of the extension results in a dominant feature when viewed in the context of the adjoining dwelling – which has a modest

two-storey side extension – and the wider street scene. The original property becomes lost amongst the new extensions, particularly as no set back from the front elevation – and corresponding lowering of the ridge line – is provided.

Whilst it has been designed to harmonise with the host property in terms of design and material construction, the extension, due to its scale and massing, does not integrate well with the main dwelling and does not appear as a sympathetic and subordinate addition. As such, it will have a detrimental impact on the visual character of both the main property and wider street scene.

The single storey front extension is modestly sized and integrates well with the main dwelling. As such its impact on the street scene is considered minimal.

Recommendation

Refuse

1. In the opinion of the Local Planning Authority, the proposed two-storey side and front extension, by virtue of its scale, massing and orientation, would have an overbearing and overshadowing impact that would be detrimental to the amenity afforded to the neighbouring property. This is contrary to the core principles of the NPPF, local plan policy GD1 - General Development and the Council's SPD - House Extensions and Other Domestic Alterations.
2. In the opinion of the Local Planning Authority the two-storey side and front extension, due to its scale and massing, would be an inharmonious addition to the host dwelling. As a consequence, it would appear as an unduly intrusive feature when viewed in the context of the adjoining property and wider street scene. As such it is considered contrary to Local Plan Policy D1 'High Quality Design and Place Making' and SPD 'House Extensions and Other Domestic Alterations'.