

2024/0703

Joe Schofield

4 West View, Beacon Hill, Silkstone Common, Barnsley, S75 4QF

Erection of two storey side extension and single storey rear extension (resubmission of a 2023/0430)

Site Description

4 West View is the northern most dwelling of a pair of semi-detached properties. The properties have a close physical relationship with the railway and the immediately adjacent Hill Top Cottages. The cottages adjacent are grade II listed. In terms of West View, the two buildings have undergone minor change and alteration however, they retain their essential and characteristic Victorian appearance. Constructed in local black stained sandstone with ground floor bays (nos. 1 and 2), the properties include architectural stone dressings to openings, a front facing corbelled architrave parapet with central arched date stones and stone oversailing chimneys. The roofs are Welsh slate with verge coping and some decorative ridge tiles. Overall, these are middle status Victorian buildings that retain a good sense of their original appearance and architectural and historic quality.

Planning History

2023/0430 - Two storey side extension and single storey rear extension (Refused)

Proposed Development



The applicant is seeking approval for the erection of a two-storey side and single storey rear extensions. The side extension will project 4.3 metres from the side (north) elevation of the dwelling with a width of 8.3 metres. The extension will feature a pitched roof with a ridge height of 8.5 metres and an eaves height of 5.7 metres. The materials used will be matching natural stone and roof tiles.

The rear extension will project 5.8 metres from the rear elevation of the dwelling. The extension has a width of 7.9 metres. The extension will feature a flat roof with a total height of 3.4 metres. The materials used will be matching natural stone.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

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 – Development will be approved if 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 D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy HE1: The Historic Environment – States that development which affects the historic environment and Barnsley's heritage assets, and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

Policy HE3: Developments affecting Historic Buildings – Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

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 and beautiful 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 139 states *"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"*.

Section 16: Conserving and enhancing the historic environment - Within section 16, paragraph 206 states *"any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification"*. Substantial harm to or loss of:

- a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Consultations

The LPA's Conservation Officer was consulted and raised no objections.

The LPA's Forestry Officer was consulted and raised no objections.

Penistone East Ward Councillors were consulted and raised no objections.

Silkstone Parish Council were consulted and raised no objections.

Representations

Neighbour notification letters were sent to surrounding properties as well as a site notice and press notice issued, two comments in support of the application 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, highway safety and in this case the setting of the adjacent Listed Building.

Impact upon adjacent Listed Building

The application is a resubmission of 2023/0430 where objections were raised in relation to the detailed elevation treatment in the design. This primarily related to the gable facing the listed Hill Top Cottages circa 25 metres to the north and was a matter of setting. However, the current proposal now resolves the issues and the harm and overall is much more sympathetic to the setting. Where previously the two-storey extension projected 6 metres plus the oriel window making a total of 7.8 metres, the extension has been much reduced in total width. All windows have been removed from the gable at the first-floor level including the oriel window.

At the rear where once there was a slim lean-to extension, this has been replaced with a flat roofed extension. This has a greater footprint but importantly, is low rise, visually recessive and much less intrusive into the setting. The walls are all shown in natural coursed stone with stone quoins. On the western elevation the windows are designed to harmonise with the historic nature of the building. To the north, openings are only inserted at ground floor level and those within the gable wall are relatively traditional in their proportions. There is a large landscape opening within the northern wall of the flat roof single storey extension, and this is clearly less traditional in appearance, however, on balance the design has addressed the major issues previously identified and the new design is not harmful to the setting.

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 as natural stone will be used for both extensions. For the rear extension a flat roof is to be used which is usually not a supported roof type however in this circumstance it is acceptable because it won't be highly visible in the street scene as it is set to the rear of the property. As stated above the flat roof is low rise and is less harmful than the previously proposed lean-to extension.

The SPD states that *"the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling"* in order to ensure subordination and that the original dwelling stays as the dominant feature. A projection of two thirds the original dwelling is 4.3 metres, and the proposed projection is the same as this at 4.3 metres and therefore acceptable. The SPD states *"all two-storey side extensions should therefore have a pitched roof following the form of the existing roof"*. The proposed side extension utilises a pitched roof following the form of the existing pitched roof which is set down from the main roof line and aligned at the eaves.

The SPD states *"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"*. The side extension is setback 0.5 metres from the front wall of the dwelling which is an acceptable setback distance. The proposed side extension conforms to the SPD in terms of the external materials, roof type, set back and projection, therefore it will have little impact upon the character of the street scene due to the harmony with the existing dwelling. 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

No objections were received from the neighbouring properties. The proposed side extension won't have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing and the extension does not project beyond the existing front or rear elevations at

first floor level. The separation distance from the proposed side elevation to the dwelling to the north (1 Hilltop Cottage) is approximately 21 metres which is an acceptable distance. Overlooking would be minimal as no windows are proposed on the side elevation of the extension at first floor level.

The SPD states that *“on semi-detached dwellings an extension should not project more than 4 metres and again, the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres”*. The rear extension exceeds this recommendation however it is still acceptable in this circumstance. This is because both the host and adjoining dwelling have existing rear lean-to extensions to which also exceed the recommended projection, and the proposed rear extension is the same projection as these existing extensions.

The proposed rear extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The proposed extension is set at a lower height than the existing extensions. In terms of overlooking the patio doors proposed on the rear elevation are not deemed to cause a significant increase in overlooking. 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 no impact upon highway safety.

Recommendation

Approve with Conditions