

2022/1169

Miss Jackie Downing

Two storey extension to the side and rear, single storey rear extension and erection of a detached double garage to the rear/side of dwellinghouse

High Stile Cottage, 2 Park Avenue, Athersley, South, Barnsley, S71 3TU

Site Description

The application relates to a 2 storey, brick built, hipped roof end of terrace dwelling located on a residential cul-de-sac of similar properties. To the side of the dwelling is a flat roofed garage extension which is accessed directly off the turning circle serving the cul-de-sac. To the front of the property is an area of hardstanding for parking and a small, enclosed garden area. There are further gardens to the side of the property adjacent to the garage as well as an enclosed garden to the rear. Attached to the rear elevation of the dwelling is an existing single storey extension.

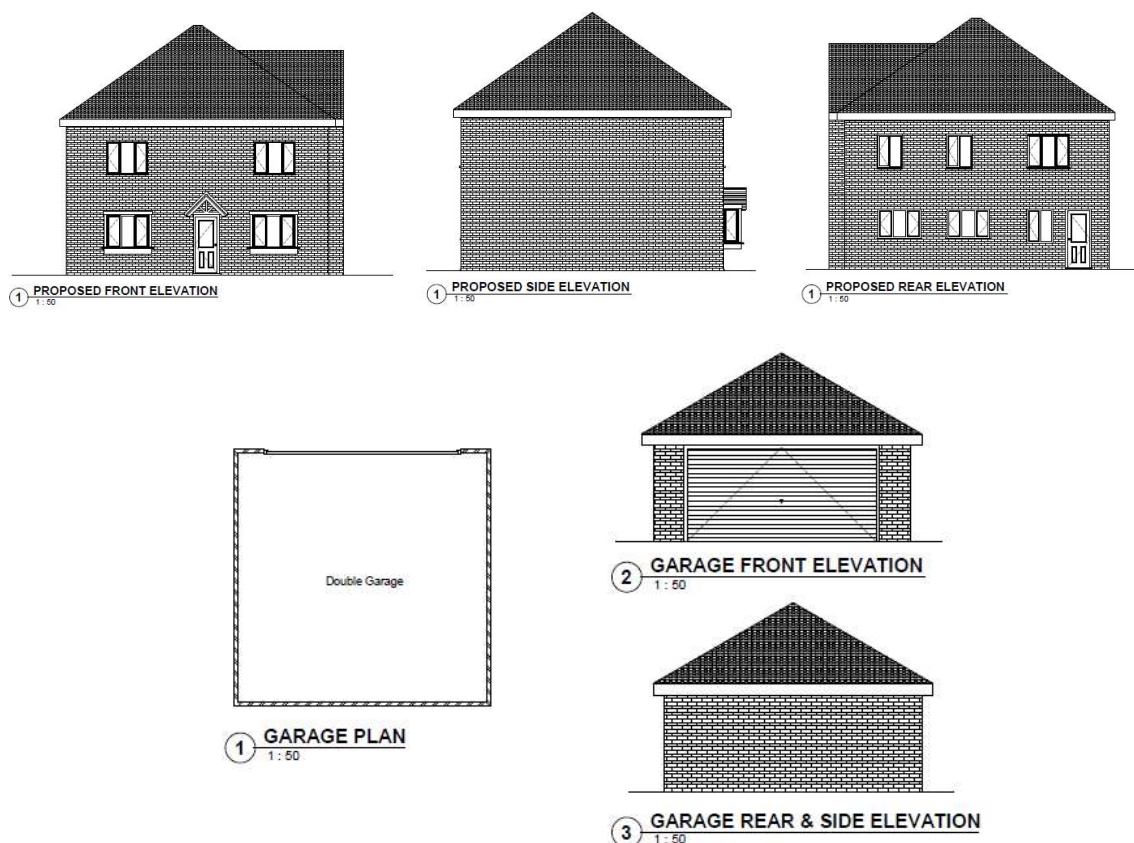
There are attached neighbouring properties to the North West as well as further neighbouring dwellings opposite Park Avenue. To the East of the site is Athersley South Primary School and to the South is a single storey property which fronts Wakefield Road but takes vehicular access from Park Avenue.



Site History

2021/1528 - The applicant sought permission to erect a wraparound, 2 storey side and rear extension as well as erect a roof over the existing property and proposed extensions which had an increased ridge height. The 2 storey extensions had a similar projection as the existing flat roofed single storey extensions to the side and the rear. The applicant also proposed to incorporate square bow windows on the front elevation at ground floor level.

In addition, a brick built, detached, hip roofed, double garage was proposed in the Southern corner of the garden.



The application was refused for the following reasons;

In the opinion of the Local Planning Authority the proposed extensions would be contrary to Policy D1 of the Local Plan and the Council's Supplementary Planning Document 'House Extensions and Other Domestic Alterations' in that their design, layout, size and height would be architecturally inconsistent with the character of the property and would as a consequence appear as an unduly intrusive feature in the street scene to the detriment of visual amenity. In addition, given the increase in width of the front elevation and the overall height of the property, the extensions would unbalance the existing relatively symmetrical terraced row.

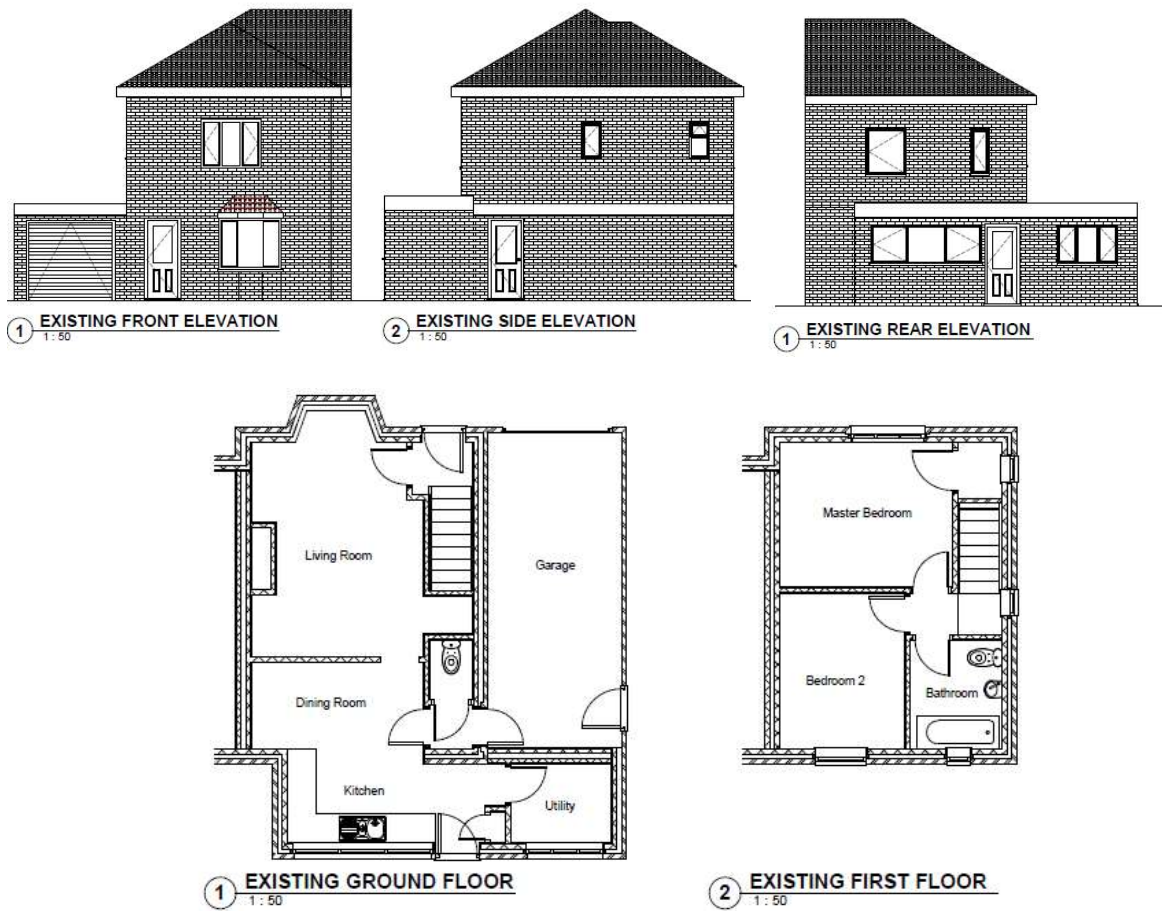
In the opinion of the Local Planning Authority, the proposed habitable room windows in the rear 2 storey extension would fall short of the require 10m separation to the neighbouring private amenity space and 21m to the neighbouring habitable room windows. As such, the proposal would increase overlooking and reduce privacy levels to an unreasonable degree, to the detriment of the amenities of the occupants of the neighbouring dwellings contrary to Local Plan Policy GD1 'General Development' and SPD 'House Extensions and other Domestic Alterations'.

Proposed Development

The applicant seeks permission to erect a wrap around 2 storey side and part rear extension and a single storey rear extension. The applicant also seeks permission for a detached hip roofed detached garage, the same as previously proposed. The extension would incorporate a games room, utility room, WC and extended kitchen on the ground floor and a master bedroom suite with dressing room and en-suite on the first floor.

Since the previous refusal the applicant has incorporated a set back from the existing front elevation, removed the increased ridge, removed part of the first floor rear extension and also made internal alterations to put non-habitable rooms in the rear first floor.

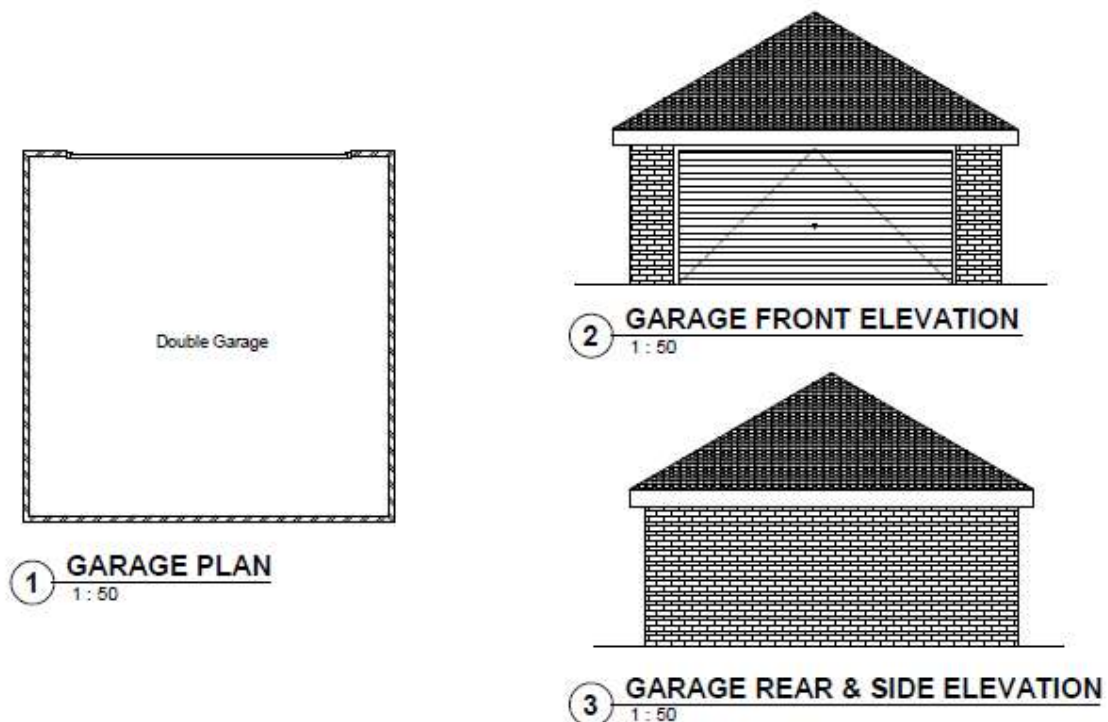
Existing



Proposed



Garage



Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore 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.

The SPD also states that 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.

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

Notification letters were sent to surrounding properties. No objections have been 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.

The dwelling has been subject to a previous application for side and rear extensions which was refused for the reasons outlined in the site history section above, as such, the current application will need to address and overcome those reasons.

The previously refused application also related to a detached double garage which is identical to the one currently proposed, however, the garage was not cited in or subject to the reasons for refusal.

Residential Amenity

The proposed rear extension would be adjacent to the boundary shared with the adjoining neighbour and would also be orientated to the South. However, the two story element is set in from the boundary by approximately 2.3m and the single story element only projects circa 2m which is similar to the existing rear extension and also below what could be built under permitted development. In addition, the 2 story element only projects circa 2m which is below the 2.5m projection recommended in the SPD. As such, this element of the proposal would not increase overshadowing or be an overbearing feature, in accordance with local Plan policy GD1.

The side extension would project towards the neighbouring bungalow but again would be a modest projection and be adjacent to the neighbouring garage and parking area. It would also be orientated to the North so should not result in a significantly overshadowing or overbearing feature, in accordance with Local Plan Policy GD1.

There are no habitable room windows proposed on the side elevation facing the neighbouring bungalow and its associated garden and the front elevation windows would meet the required separation distances from the property's opposite, in accordance with the SPD. In terms of the rear extension the ground floor windows would be similar to the existing single storey extension and views would be obscure by boundary treatments.

The previous application was partially refused due to overlooking of neighbouring gardens and habitable room windows. However, the application has been amended to remove part of the first floor of the rear extension and, although the remaining first floor rooms are served by windows, these serve non-habitable rooms which include an en-suite and a bathroom. These windows would not significantly increase overlooking and a condition will be imposed so that these windows remain obscure glazed. The amendments address the previous reason for refusal 2 and privacy levels for the applicants and neighbouring residents would be maintained, in accordance with local Plan policy GD1.

The proposed garage would be located in the Southern corner of the garden and would have a pitched roof which slopes away from the neighbouring boundaries. It would not be directly to the rear of the dwellings to the South-West and would be adjacent to the relatively blank wall to the garage extension attached to the property to the South, as such, it would not result in an overbearing feature or significantly increase overshadowing. As outlined above, the

proposed garage is identical to that proposed on the previously refused application, however, the application was not refused due to the garage and neither reason for refusal referenced the garage.

Visual Amenity

The property is located on the end of a symmetrical terraced row of properties. It is noted the application property already has a single story side extension, but this does not have a significant impact on the overall symmetry and balance of the row.

The previous application was partially refused due the design of the extension and its impact on visual amenity. The increase in the ridge height has been removed from the scheme and the 2 story side extension now incorporates a setback in accordance with the SPD, as such, it would be identified as an extension and appear a subordinate addition. It is noted that the ridge of the extension would be the same height as the existing terraced row and would not have a set down parallel to the existing. However, the application property is unusual in that it has a front projecting section with hipped roof with a lower ridge than the main terraced row. By adding an additional ridge height, in addition to the 2no existing ridge heights, could have a detrimental impact on the symmetry of the terraced row as a whole. As such, in this case a lower ridge on the extension has not been requested.

The design and scale of the extension harmonises with the host property and incorporates design elements which reflect the host, such as fenestration design and size, in accordance with the SPD and Local Plan policy D1. The existing front pitched roofed bay window is proposed to be a square bay, mirrored by the square bay on the extension, however, the footprint of the bay would be very similar to the existing and it would have limited impact on visually amenity.

It is noted that when viewed from the side and rear, the extension roof is asymmetrical, however, this is to simplify the design and avoid smaller roof sections and valleys. Furthermore, these elevations are not prominent within the streetscene and would not significantly impact visual amenity. On balance, the amendments made by the applicant to the design of the extensions address the previous concerns and reason for refusal 1 of application 2021/1528.

In terms of the garage, it would be set back from both the highway and the front elevation of the property in a relatively non-prominent position. It would also be adjacent to, and seen in the same context as, the neighbouring garage extension. The garage is identical to that previously proposed but the previous application was not refused due to the garage design or position.

Highways

The existing attached garage would be lost as part of the development; however, a new detached double garage is proposed and there would also be parking for at least 2no. vehicles within the curtilage.

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. Furthermore, the current scheme adequately addresses the 2no. previous reasons for refusal on application 2021/1528.

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

Recommendation Approve subject to 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 development hereby approved shall be carried out strictly in accordance with the plans (Nos 426-P-05-A, 426-P-06-A, 426-P-07-A, 426-P08-A, 426-P09 & 426-P-10-A) 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.

3. *The external materials shall match those used in the existing building.*

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 windows at first floor level on the rear elevation of the rear two story side/rear extension serving the en-suite and bathroom shall at all times be fitted with obscure glass and retained as such thereafter.*

Reason: To safeguard the privacy and amenities of the occupiers of adjoining residential property and in accordance with Local Plan policy D1 'Design'.