
2022/0549

E Fielding

Erection of single storey rear and side extensions to existing bungalow

11 Intake Lane, Gawber, Barnsley, S75 2HY

Site Location & Description

Intake Lane is a busy route linking Pogmoor and Gawber, which is a predominantly residential area characterised by single storey and two-storey residential properties with a mix of housing types and designs.

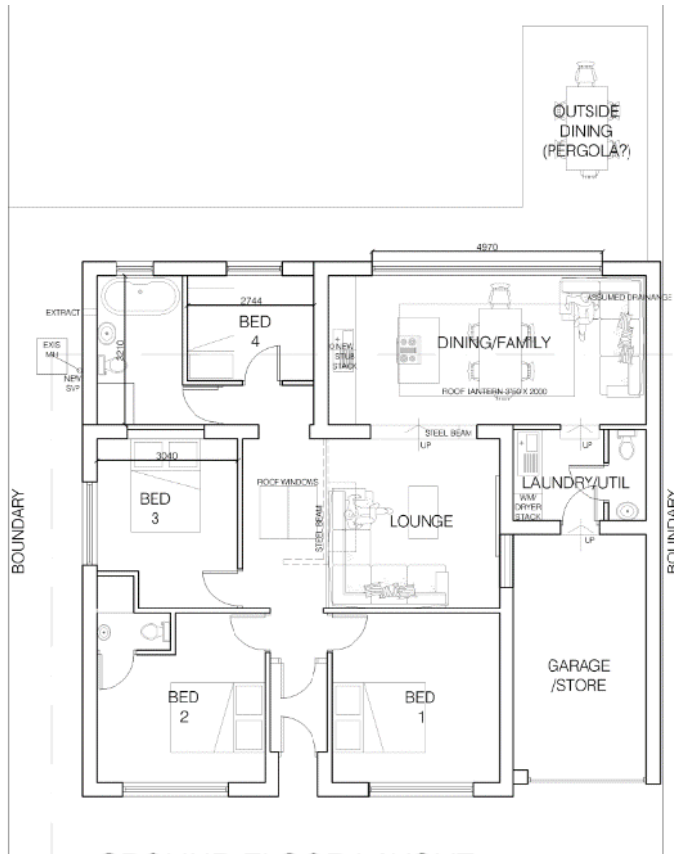
The application relates to a single-storey, detached brick-built dwelling located on the eastern side of Intake Lane. The dwelling is set back from the highway with a modest garden to the front and driveway to the side and currently benefits from a single storey detached garage to the side and a single storey extension to the rear.



Proposed Development

The applicant seeks permission for the erection of a single-storey side and rear wrap around extension. The extension is to project 3m from the side elevation of the dwelling, extending the full depth of the property and project 3.4m beyond the rear elevation of the original dwelling

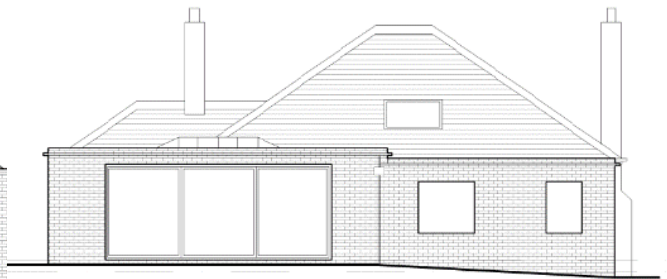
(excluding the existing rear projection), and extending along the full width of the property. The side extension is designed with a hipped roof to match that of the existing dwelling; however, this is only in part, and will revert to a flat roof for the remainder of the side extension and to the rear. The application was amended during the application process to include a pitched roof over the side extension. The proposed extension is to have a height of 2.5m to the eaves and 3.7m to the ridge, reducing to a flat roof with a height of 2.7m



GROUND FLOOR LAYOUT
AS PROPOSED 1:100



FRONT ELEVATION
AS PROPOSED 1:100



REAR ELEVATION
AS PROPOSED 1:100

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

Local Plan

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Consultations

None

Representations

Neighbour notification letters were sent to surrounding properties; no representations been received, nor were any received in relation to the additional consultation following the submission of amended plans.

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 and on highway safety.

Visual Amenity

The Supplementary Planning Document for House Extensions states that 'the design of a two-storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection, i.e., more than 2/3 the width of the original dwelling'. Whilst the property in question is single storey, a single storey side extension is tantamount to a two-storey extension on a two-storey property and therefore the principles apply. In this instance the proposed side extension projects 3m from the side elevation and therefore complies with the guidance set out in the supplementary planning document.

The document also states that a two-storey side extension should have a set back from the front elevation by at least 500mm, to allow for a vertical break in the roof plane, a lowering of the ridge line and to reduce the terracing effect. The set-back also lessens the unsightly bonding of old and new materials; the proposal allows for a set-back of 0.25m, whilst not in line with the SPD, it does allow for a lowering of the ridge line and a vertical break in materials.

The proposed extension is designed to reflect the original dwelling in terms of roof style and pitch and is to be constructed from materials which match the original dwelling. It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Residential Amenity

Supplementary Planning Document – House Extensions and other Domestic Alterations states that single storey extensions to the rear of semi-detached dwellings should not project more than 4m and that the eaves height should not exceed 2.5m where the extension would project beyond 3m; no guidance is provided in relation to detached properties other than extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected. The proposed extension is to project 3.4m beyond the rear elevation of the proposed side extension and the rear elevation of the original dwelling.

Whilst the proposed extension would be located to the south of 7 Intake Lane, this property is set further back than the application property, resulting in the extension not projecting beyond the rear elevation of the potentially affected dwelling, therefore not increasing levels of overshadowing. In addition, there are no windows on the side elevation of 7 Intake Lane which faces the application site, and therefore there would be no loss of outlook.

It is acknowledged that the extension would project closer to the side boundary with 15 Intake Lane, however the proposed extension would see the removal of the existing detached garage which extends further along the boundary than the proposed extension.

Given that individually, the rear extension and side and rear extension could be erected under permitted development, as set out in the Town and Country Planning (General Permitted Development (England) Order) 2015 (as amended), it is not considered that the proposed extension would lead to a significant detrimental impact on the neighbouring dwellings by means of overshadowing, overlooking or loss of outlook.

The proposed extension does not include windows along the side elevations facing the neighbouring properties, and those located in the south-western rear elevation are located a sufficient distance from the rear boundary with the properties beyond that the proposal would not increase levels of overlooking, with the existing boundary treatment providing suitable screening.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook of neighbouring properties to a detrimental level and is in compliance with Local Plan Policy GD1

Highway safety

The proposal does not result in the requirement for additional parking provision, and whilst the proposed side extension does incorporate an integral garage, the dimensions are such that it is not of a sufficient size to be considered a parking space. Nevertheless, the area to the front of the property is to provide sufficient parking for a property of this size and therefore it is considered that the extension would not impact on highway safety and as such is acceptable and in compliance with Local Plan Policy T4.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions