
2021/1555

Ms Stephanie Dunlavey

Erection of first floor extension to side and rear of dwelling

108A Intake Lane, Gawber, Barnsley, S75 2HY43

Description

The property is a detached brick dwelling located within a purely residential area with properties of a variety of styles resulting in a diverse streetscene. The property is predominantly two stories with a hip roof and 2no. front projecting gables. There is a small glass balcony at first floor level and a single storey, flat roof wrap around extension to the side and the rear incorporating roof lanterns. Access to the property is taken from Intake Lane.



Planning History

2017-1201 – Variation of condition 2 and removal of condition 3 of application 2017/0334 (Extensions to the height and the footprint of existing dwelling to create a 2 storey house, including provision of first floor balcony to front and an integral garage) to allow changes to the rear elevation and external facing materials. – Approved with conditions

2017/0334 - Extensions to the height and the footprint of existing dwelling to create a 2 storey house, including provision of first floor balcony to front and an integral garage – Approved with conditions

Proposed Development

The applicant seeks permission for the erection of a first floor side and rear extension.

The first floor side extension to project a maximum of 2.2m from the side elevation of the dwelling, extending 4.8m with a set back from the front elevation by approximately 7m and a corresponding lowered roofline.

The extension would provide a an extended bedroom and create an en-suite bathroom. There is no window to the front elevation or side elevation whilst the proposed window to the rear elevation would be obscurely glazed.



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 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 in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy SD1 Presumption in favour of Sustainable Development

When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

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.

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Policy 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.

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

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 comments have been 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 and on highway safety

Residential Amenity

The dwelling is located directly to the South of number 108 and the property has previously been extended upto the shared boundary. The proposed extension would be closer to the property to the South, number 110a, which has a side dormer with windows. The proposals would decrease the separation distance of the two properties – however the view from 110a would remain as is currently. There are no side windows proposed to the extension, therefore there would be no increase in overlooking . It is considered that overshadowing would not be to an unreasonable degree and the extensions would not result in an overbearing feature. There is a window proposed to the rear elevation, however this would be obscurely glazed as it is to a bathroom and would not result in overlooking to the properties at the rear boundary.

Visual Amenity

Intake Lane is a mixture of property styles, sizes and types, there isn't a set architectural language to follow. The immediate area has a number of individually designed properties, some contemporary, with a juxtaposition of differing height dwellings within close proximity. The application property has itself been altered and extended from a 1970s chalet style bungalow to a more contemporary two storey dwelling. The proposed extension remains subservient to the host property and has a significant set back and set down from the main property. Whilst the lack of window to the front elevation may appear at odds to the existing elevation, this has ensured that residential amenity is protected. The roofline is replicated and it is proposed to use matching materials to the existing dwelling. The proposal would not appear out of place on an already diverse streetscene.

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.

Recommendation

Approve with conditions

