

2022/0495

Mr Richard Foster

5 Park View Road, Staincross, Barnsley, S75 6LD

Two storey side extension to dwelling

Site Description

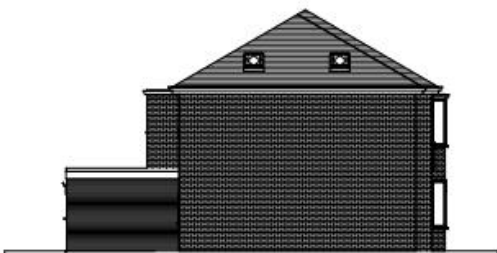
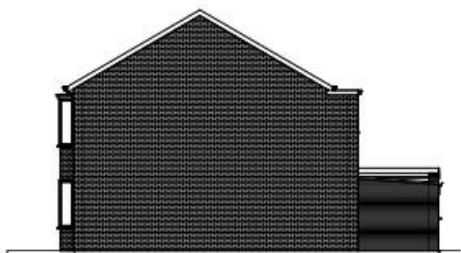
The dwelling is a two-storey semi-detached dwelling located in Staincross. Park View Road has a consistent residential street scene that features a mix of bungalows and two-storey dwellings. The dwelling has a small garden and parking area to the front which leads to a driveway to the side. To the rear is an existing single storey rear extension, garden, patio area and detached garage.

Planning History

B/78/1704/DT - To erect extension to dwelling (Historic)

Proposed Development

The applicant is seeking approval for the erection of a two-storey side extension. The extension will project 2.6 meters from the side (southeast) elevation of the dwelling. The extension has a width of 7.65 meters. The extension will feature a hipped roof with a ridge height of 7.6 meters and an eaves height of 5.05 meters. The materials used will be matching brickwork and roof tiles.

	
11 PROPOSED REAR ELEVATION 1:50	12 PROPOSED FRONT ELEVATION 1:50
	
13 PROPOSED SIDE ELEVATION 1:50	14 PROPOSED NEIGHBOURS SIDE ELEVATION 1:50

1. ALL BUILDINGS MUST BE SET BACK FROM THE FRONT OF THE DWELLING BY A MINIMUM OF 3 METRES. THE DISTANCE FROM THE FRONT OF THE DWELLING TO THE FRONT OF THE BUILDING MUST BE AT LEAST 3 METRES. THE DISTANCE FROM THE FRONT OF THE DWELLING TO THE FRONT OF THE BUILDING MUST BE AT LEAST 3 METRES. THE DISTANCE FROM THE FRONT OF THE DWELLING TO THE FRONT OF THE BUILDING MUST BE AT LEAST 3 METRES.

ENHANCED BUILDING PLANS

00950-EBP-PL-004

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Allocation – Urban Fabric

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. 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 – 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 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: 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 - 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 134 states that *“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”*.

Consultations

Highways Development Control (DC) were consulted and raised no objections.

An objection was received from a Darton East Ward Councillor who raised the following points;

- The proposed two-storey extension that runs the length of side of 5 Park View Avenue will abut the property boundary with the wall being just 38 inches from the side of the house of the adjoining 4 Park View Avenue.
- The residents of 4 Park View Avenue have two rooms (a bedroom and a bathroom) with windows that will face directly onto the extension, should it go ahead, and the both the aspect and the access to light will be significantly impacted.
- It is my view that this hugely negative impact of the proposal on the neighbouring property in terms of access to light and proximity of a two-storey side wall that will the form the de facto side boundary should be considered very seriously.

Representations

Neighbour notification letters were sent to surrounding properties, three objections were received from one property and in summary raised the following points;

- There are two windows on that side of neighbouring property so the extension would result in the neighbouring property being in darkness.
- One window leads to a bathroom and the other to a bedroom causing a loss of outlook.
- The neighbouring property is a bungalow so the extension would restrict sunlight heavily.
- The distance between the neighbouring property and that of number 5 Park View Road is already very small and so the addition of an extension would clearly increase this distance creating a lack of sunlight.
- The distance between the brick wall of number 5 Park View Road to the neighbouring property's window would be approximately 48 inches.

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 highway safety.

Residential Amenity

The SPD states that in relation to overshadowing the LPA *“will seek to protect principal habitable room windows on the front and rear elevations of the adjacent property, but not secondary windows, i.e. halls, stairs, utility rooms, toilets and bathrooms including en-suites, particularly those on side elevations of adjacent dwellings”*. The habitable room windows on the front and rear of the neighbouring property (4 Park View Road) will not be affected by the proposed side extension. However, one of the bedrooms on the neighbouring dwelling is only served by a window on the side elevation facing the host dwelling. Therefore, the proposed extension is going to have a significant detrimental impact on light and outlook serving a habitable room window to the detriment of the amenity of the neighbouring property and the ability to utilise that bedroom.

The proposed extension would create a sense of enclosure and have a materially oppressive, dominant and overbearing impact upon the neighbouring property. Moreover, the proposed extension would be an unneighbourly development that would be seriously harmful to the living conditions of 4 Park View Road. The proposal is considered to be contrary to Local Plan Policies GD1: General Development and D1: High Quality Design and Place Making and is unacceptable in terms of residential amenity.

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 with matching brickwork and roof tiles being used. The SPD states *“all two-storey side extensions should therefore have a pitched roof following the form of the existing roof”*. The proposed extension utilises a hipped roof which is set down from the main roof line and follows the form of the existing dwellings hipped roof and is 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 meters from the front wall of the dwelling which is an acceptable setback distance.

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 4.4 meters, and the proposed projection is less than this at 2.6 meters and is therefore acceptable. The proposed two-storey side extension conforms to the SPD in terms of external materials, roof type, setback and projection, therefore the proposal won't have a detrimental impact upon visual amenity.

Highway Safety

The proposed integral garage has internal dimensions of approximately 2.3 meters x 3.8 meters which is insufficient to count as a parking space (3 meters x 6 meters is required). However, the dwelling has sufficient off-street parking provision by way of two spaces on the property frontage.

Conclusion

The impact upon the amenity of the neighbouring property is deemed to be significant enough to warrant a refusal of this application. It is noted that under Permitted Development rights a single storey side extension could be erected in the proposed location but the presence of a two-storey side extension as proposed is greater and would cause a serious loss of outlook to a habitable room.

Recommendation

Refuse