2023/0789

Mr Andrew King

8 Greenfield Cottages, Carlton, Barnsley, S71 3LF

Conversion of two cottages into one and erection of two storey and single storey rear extensions and rendering of the dwelling (Amended Plans and Description).

Site Description

The application relates to two end-of-street plots (7 and 8 Greenfield Cottages) to the east of Greenfield Cottages and in an area that is principally residential.

The properties in question are two-storey semi-detached dwellinghouses constructed of red brick featuring pitched roofs that utilise red interlocking roof tiles. 8 Greenfield Cottages benefits from a considerably larger plot at present that accommodates three existing detached outbuildings, two of which were constructed as part of the original development and are currently in a state of disrepair. The property also features an existing single storey rear extension and rear flat roof box dormer. 7 Greenfield Cottages has a much smaller plot with minimal spaces to the side and rear of the property which are largely unkept. The application site does not benefit from any existing off-street parking and is bounded by mixed treatments of various quality, including a red brick wall and iron railing to the front, and timber panelled fencing and mixed vegetation to the sides and rear.



Planning History

There is one previous planning application associated with both addresses identified within the application site. The application was approved subject to conditions:

- 2008/0220 – Erection of a single storey rear extension to dwelling for a disabled person.

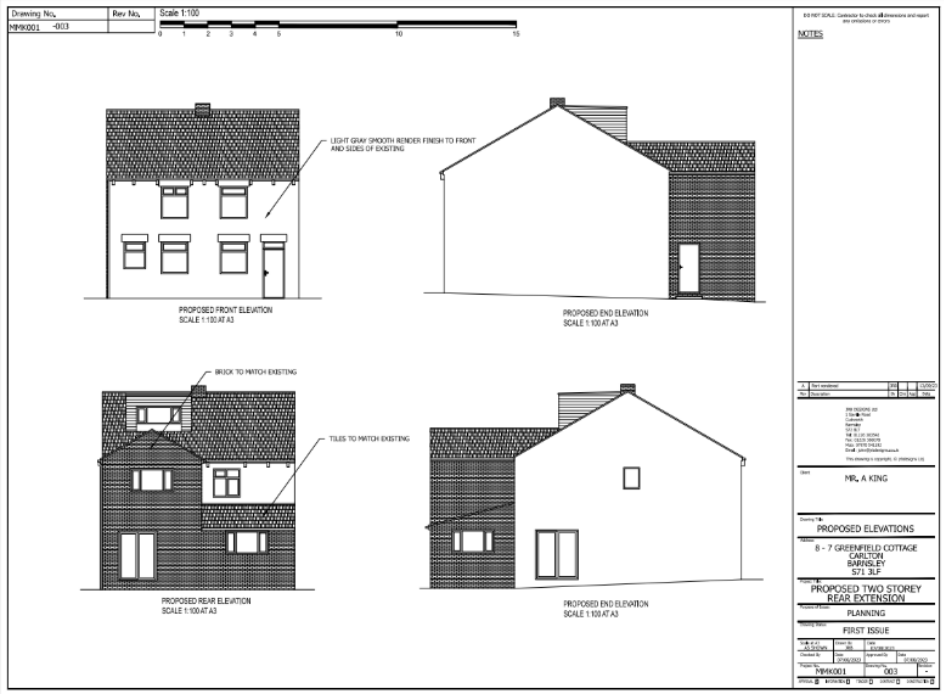
Proposed Development

The applicant is seeking planning permission for the conversion of two semi-detached properties into a single detached dwellinghouse, the erection of a single storey rear extension, the erection of a first-floor extension above an existing single storey rear extension to form a two-storey extension, and the rendering of the main dwellinghouse.

The propsoed single storey rear extension would project from the rear elevation of the dwellinghouse by approximately 3.6 metres and would adjoin an existing single storey rear extension to form a larger open plan space with a total width of approximately 8.1 metres. It would adopt a mono-pitched roof with an approximate eaves and ridge height of 2.6 metres and 3.6 metres respectively.

A first-floor extension measuring approximately 3.6 metres by 4.2 metres would be constructed above the existing single storey rear extension to form a new two-storey extension. The new two-storey extension would adopt an apex roof with an approximate eaves and ridge height of 5.5 metres and 6.8 metres respectively. The rear extensions would be consturcted of red brick and utilise slate roof tiles.

The proposals include provisions for various internal alteriations and minor external alterations, including the replacemnet of a front door with a new window, and the insertion of french doors on the north elevation of the main dwellinghouse. Once converted, it is proposed that the external walls of the main dwellinghouse would be rendered in a light grey colour with a smooth finish.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 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

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

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High Quality Design and Place Making.***
- ***Policy H4: Residential Development on Small Non-allocated Sites.***
- ***Policy H6: Housing Mix and Efficient Use of Land.***
- ***Policy T4: New Development and Transport Safety.***

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; reflecting the principles of 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 Town and Country Planning (General Permitted Development) (England) Order 2015

Schedule 2, Part 1, Class A of the GPDO allows for the enlargement of the original dwellinghouse (semi-detached) consisting of a single storey rear extension provided that: it would not extend beyond the rear wall of the original dwellinghouse by more than 3 metres; exceed 4 metres in height; or where the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, the height of the eaves would not exceed 3 metres. The GPDO also allows for larger home extensions to a detached dwellinghouse provided that: it would be of a single storey; not extend beyond the rear wall of the original dwellinghouse by more than 6 metres; and receive no objections from adjacent neighbouring properties.

Consultations

Highways DC were consulted on the proposals and no objections were received with no requirement for specific highways related conditions.

Representations

Neighbour notification letters were sent to surrounding properties and no representations were received. The application was also publicised by way of a site notice, expiring 26/09/2023. Surrounding properties were also re-consulted on the amended proposals received 18/09/2023, ending 02/10/2023. No representations were received.

Assessment

Principle of Development

Proposals to change the size and type of existing housing stock and the conversion of existing buildings are acceptable in principle provided that an appropriate mix of homes to meet local needs will be maintained and all other relevant policies within the Local Plan will be complied with.

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, including visual amenity and highway safety.

The area surrounding the application site comprises a mix of detached, semi-detached and terraced properties of one and two storeys. Immediately adjacent to the site is 5 - 6 Greenfield Cottages: a large end-of-terrace property which appears to have been created as a result of the conversion of two smaller units, and which is similar to the proposals that are subject to consideration. The existing dwellinghouses (7 and 8 Greenfield Cottages) have relatively small footprints able to accommodate only a small number of rooms, including living space and a kitchen at ground level, and two bedrooms at first-floor level. The existing properties also have significantly varied sized plots to the disadvantage of one property (7 Greenfield Cottages) which lacks a suitable garden area. It is acknowledged that the proposed conversion would result in the net loss of one planning unit; however, the proposals would deliver a more desirable house type that is likely to be more suitable to meet the needs of current and future occupiers, and that would not be out of character for the area, adding to an existing mix of homes in the locality.

Residential Amenity

Extensions to a domestic property are considered acceptable in principle provided that they would not adversely affect the amenity of neighbouring properties.

The proposals would result in the conversion of two existing semi-detached dwellinghouses to form a single detached property. The SPD states that *'extensions to the rear of detached houses will be considered on their design merits where no adjacent properties would be affected.'*

A first-floor and single storey extension is proposed. The proposed single storey extension would maintain the projection of the existing rear extension (approximately 3.6 metres) with the proposed first-floor extension proposing to incorporate its structure to form a two-storey extension.

The proposed two-storey extension would be located to the north and east of neighbouring properties located on Brookfield Terrace, and the proposed single storey extension would be located to the south and south-west of neighbouring properties located on Springback Close. Generally, extensions located to the south and south-west of neighbouring properties are expected to have a greater impact regarding overshadowing, whilst those to the north and east are expected to have a lesser impact.

It is acknowledged that some overshadowing could occur, and the proposed single storey extension is likely to be the largest contributor due to its proximity to the northern party boundary, and existing outbuilding to the rear. This could also impact windows located on the north and east elevations of the extension. However, it is recognised that an extension of equal scale or larger could be erected where no objections are received following an application to determine if prior approval is required for a larger home extension. It is noted that whilst this application type has not been used, if it had, the single storey extension would likely have been permissible. Moreover, the side-facing window located on the north elevation of the extension is secondary and because of the considerable size of the plot, the existing outbuilding could be re-located if required. The proposed two-storey extension would continue the form of the dwellinghouse and would not be in proximity of neighbouring properties located on Brookfield Terrace. These properties, including their curtilage, are set forward of the application site and are unlikely to impacted by significant overshadowing.

Sufficient separation distances would be maintained between the first-floor rear-facing windows of the two-storey extension, the boundary immediately opposite, and the neighbouring properties beyond. Additionally, no new windows are proposed to be inserted on either of its side elevations. The proposed replacement of existing party boundary treatments to the north is likely to offer improved screening of the application site and adjacent gardens. As such, the proposals are not considered to result in significantly increased levels of overlooking and loss of privacy.

Similarly, concerns regarding loss of outlook are likely to arise from the location of the proposed single storey extension. The window located on its north elevation would be in proximity of the party boundary which could impact outlook; however, this side-facing window is secondary to another located on the rear elevation which would serve the same internal space. The rear-facing window could also experience reduced outlook because of an existing outbuilding; however, as the plot is considerably sized, this could be re-located if required.

Therefore, the proposals are not considered to be overbearing resulting in increased overshadowing, overlooking or reduced levels of outlook that would significantly increase beyond existing levels of impact that are likely to be experienced and tolerated.

The proposals are, therefore, considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

The existing semi-detached properties are prominently located to the east of Greenfield Cottages. The proposals would maintain this prominence.

It is proposed that the front, side, and rear elevations of the main dwellinghouse would be rendered in a light grey colour with a smooth finish. Whilst the original properties are characterised by a red brick construction, the use of render would not be out of character for the area. Several surrounding properties can be seen to have adopted the use of light-coloured render or paint, adding to a varied street scene comprising a mix of external materials, including stone and brickwork. Minimal alterations to the principal elevation are also proposed and would involve the replacement of one existing front door with a new window. The new ground floor window would maintain horizontal alignment with existing openings – the majority of which would be retained.

The proposed extensions would adopt sympathetic external materials and roof types, including a red brick construction, slate roof tiles, and a mono-pitched and apex roof. They are modest in scale and would remain subordinate to the main dwellinghouse. The proposed rendering, and the alterations to the principal elevation would help to unify the dwellinghouse as a single property whilst respecting and remaining sympathetic to the existing character of the street scene.

The proposals are, therefore, considered to be consistent with the character of the street scene and are considered acceptable and in compliance with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The application site is served by existing on-street parking arrangements located on Greenfield Cottages and throughout the immediate locality. The proposals are unlikely to impact these and would not result in a requirement to provide additional parking spaces, raising no objections from Highways DC. Therefore, it is considered that highway safety would be maintained to a reasonable degree and the proposals are considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Recommendation

Approve with Conditions