
2023/0071

Mrs N Mostyka

Erection of single storey extensions to side and rear of bungalow

3 Crowden Walk, Pogmoor, Barnsley, S75 2LU

Site Location & Description

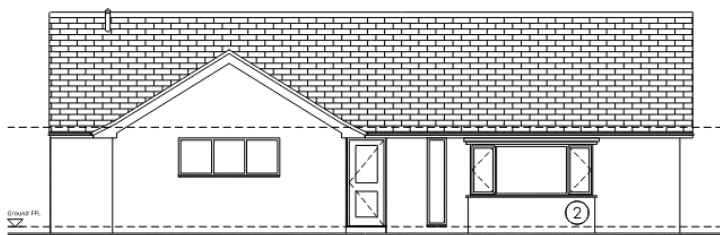
Crowden Walk is a small residential road, within a wider estate, located within Pogmoor, and within a predominantly residential area characterised by single storey and two-storey residential properties with a mix of housing types and designs.

The application relates to a single-storey, detached brick-built and artificial stone dwelling located on the southern side of Crowden Walk, close to the junction with Ewden Way. The dwelling benefits from a forward projection which forms part of the original dwelling with a parking area to the front of the property and modest rear garden which has been paved.

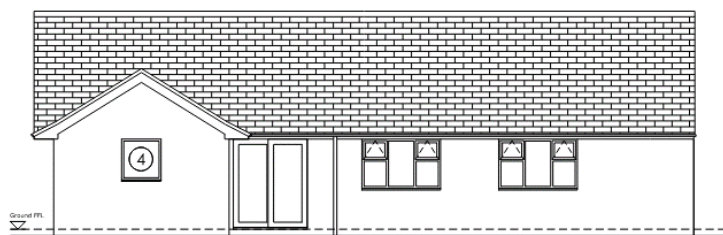
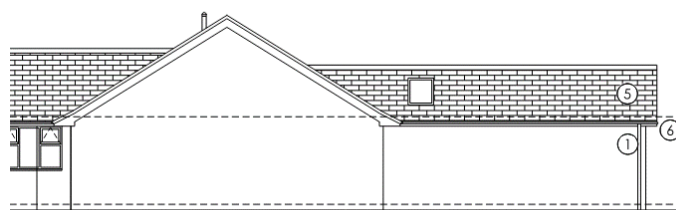


Proposed Development

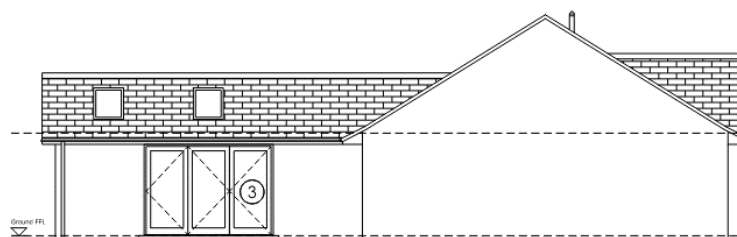
The applicant seeks permission for the erection of a single-storey side extension and single storey rear extension. The side extension is to project 1.45m from the eastern side elevation of the dwelling, extending the full depth of the property excluding the forward projection. The single storey rear extension is to be located on the southern elevation, projecting 7m from it, extending 4m along it. The side extension is to have an eaves and ridge height to match that of the original dwelling. the rear extension is to have a height of 2.6m to the eaves and 3.8m to the ridge.



PROPOSED FRONT ELEVATION
1:100



PROPOSED REAR ELEVATION
1:100



PROPOSED LH GABLE ELEVATION
1:100

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 Local Plan was adopted in January 2019 and is also 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 and 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

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 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

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 7m beyond the rear elevation of the proposed side extension which could result in some loss of outlook from the neighbouring property to the west, 5 Crowden Walk.

For the purposes of daylight and to avoid an overbearing relationship with neighbouring properties, a 45- degree rule is applied to assess the impact an extension would have. A 45-degree quadrant is taken from the mid-point of the potentially affected window; if the extension falls within this area, then it is considered that the proposal would have an overbearing impact on the neighbouring dwelling. It is likely that the proposed rear element would fall within the 45-degree quadrant, however due to the location of a hedge along the western boundary it is difficult to determine the location of windows in the rear elevation of the neighbouring dwelling. Nevertheless, the hedge has a height more than the height of the eaves of the existing dwelling and proposed extension and as such, it is considered not to reduce levels of outlook to an unreasonable level.

In addition to the above, the rear extension falls within the parameters of the larger home extension permitted development regulations as set out in the Town and Country Planning (General Permitted Development (England) Order) 2015 (as amended) and no objections to the proposal have been received, therefore had this element been submitted as a prior notification the development could go ahead without any restrictions.

The proposed extension does not include windows along the western side elevation facing the neighbouring property, nor any on the southern rear elevation facing the properties to the rear and those located in the eastern side elevation are located a sufficient distance from the side boundary with 1 Crowden Walk not to increase levels of overlooking, with the existing boundary treatment providing suitable screening.

The proposed side extension would extend closer to the side boundary with 1 Crowden Walk, however, the extension would be located within the building line of the original dwelling, therefore not increasing levels of overshadowing. There are no windows located on the side elevation of the neighbouring dwelling therefore there would be no loss of outlook or increase in overlooking given no windows are proposed on the side elevation of the extension.

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

Visual Amenity

The Supplementary Planning Document for House Extensions states that 'the design of a single 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'. In this instance the proposed side extension projects 1.45m from the side elevation and therefore complies with the guidance set out in the supplementary planning document.

The proposed extensions are designed to reflect the original dwelling in terms of roof style and pitch and are 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.

Highway Concerns

The proposal does not result in the requirement for additional parking provision nor does see the loss of the existing provision 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