

2021/0174

Mr and Mrs D Simpson

Erection of two and a half storey extension to rear with provision of recessed balcony and side facing dormer at 2nd floor level and single storey front extension to dwelling

73 Monkspring, Worsbrough Dale, Barnsley, S70 4QX

## Site Description

The application relates to a two-storey semi-detached dwelling located on the North Eastern side of Monkspring in Worsbrough Dale. The property is of a red brick construction with a tiled gable pitched roof. To the rear is a modestly sized rear garden which backs onto a private access track and the Kendray Recreation Ground.

The surrounding area is solely residential, characterised by other semi-detached dwellings that are a similar design and material construction

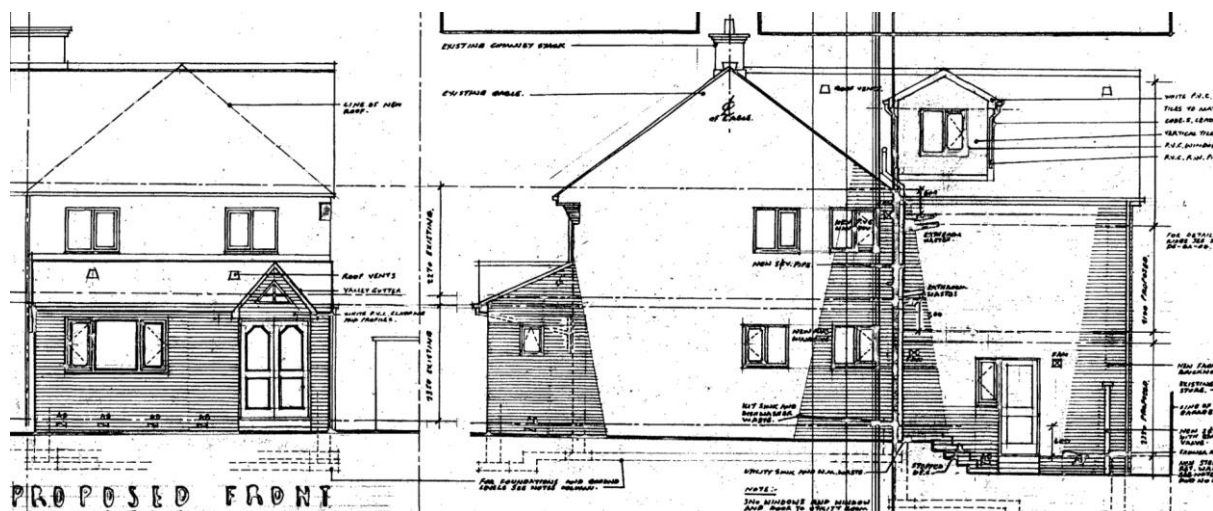
## Proposed Development

The applicant is seeking permission for the erection of a 2 ½ storey rear extension to the dwelling, with a rearward projection of 5m and projecting along the rear elevation by 6m. The extension will have a gable pitched roof, with eaves and ridge of 5.7m and 8.7m respectively.

A dormer window is proposed on the side roof plane with a recessed balcony proposed in the rear of the roof of the extension.

The proposal also includes a single storey front extension with a forward projection of 1.8m and projects 6.2m across the front elevation. The extension will have a lean-to roof with eaves and ridge of 2.7m and 3.6m respectively.

Matching materials are proposed.





policies from the Unitary Development Plan (adopted 2000) and the Core Strategy (adopted 2011).

Local Plan 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.

Local Plan 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 (SPD) - House Extensions sets out 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 for should:

- I. Be of a scale and design which harmonises with the existing building
- II. Not adversely affect the amenity of neighbouring properties
- III. Maintain the character of the street scene and
- IV. Not interfere with highway safety.

SPD – House Extensions states that to combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled. On semi-detached dwellings, two-storey rear extensions should generally be designed with a rear projection of no more than 3.5m.

SPD - House Extensions states that extensions to the front elevation need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene. Modest single storey front extensions which are in keeping with the style of the existing house may be allowed.

These policies are considered to reflect the principles set out in the revised NPPF, which requires development to be of high-quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

## **Representations**

None

## **Assessment**

### Principle of Development

The site is allocated as Urban Fabric in the adopted Local Plan. As such, 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.

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.

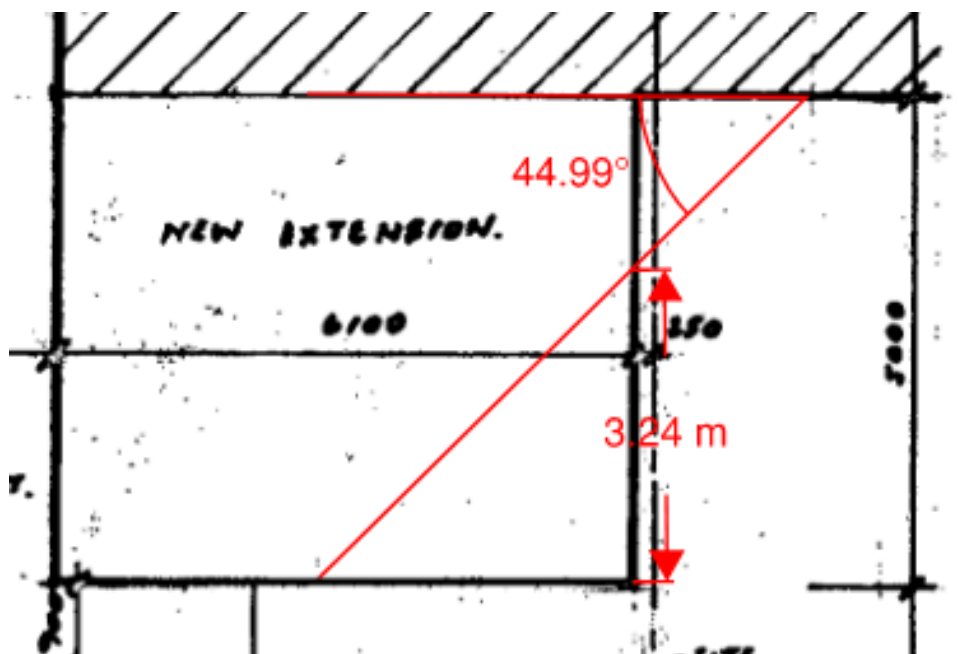
### Residential Amenity

Rear extensions are considered based on overshadowing, loss of privacy and outlook. Two storey extensions to the rear of semi-detached properties should have a rearward projection of no more than 3.5m

The proposed extension is located on the North Eastern elevation of the dwelling and abuts the boundary with the adjoining property, no. 75. The extensions' location relative to the orientation and path of the sun means that there will be prolonged overshadowing to the majority of the adjoining dwellings rear elevation. For the majority of the morning hours – until the sun moves across the front of the property – the rear elevation will be entirely overshadowed, causing an unacceptable loss of amenity to the occupants.

Furthermore, the addition of a two-storey extension, with a 5m rearward projection and overall height of 8.1m, would result blank gable wall of approx. 40m<sup>2</sup> abutting the side boundary. As such, it is considered that the close proximity of the proposed side elevation will result in an overwhelming sense of enclosure to the rear garden at 75 Monkspring, having a detrimental impact upon private amenity enjoyed by the neighbours.

The extension abuts the boundary with the adjoining dwelling it will sit next to the carport and driveway rather than immediately adjacent habitable room windows or garden space. Furthermore, the entirety of the extension sits above the 45° line, meaning that outlook from the main rear habitable room windows will be severely impacted, with the extension having a significantly overbearing effect.



The dormer window will serve a secondary bathroom and so it will not result in detrimental levels of overlooking, despite facing toward the rear garden of 71 Monkspring.

Although it will be recessed, the proposed balcony would be positioned at a significantly elevated level within the roof of the proposed extension. It would overlook, and be clearly

visible from, the rear garden of the properties on either side of the host dwelling. Due to its siting and elevated position, the proposed balcony would result in a significant loss of privacy and an unacceptable level of overlooking of the garden, especially in spring and summer months when neighbouring residents would predominantly use their private amenity space.

As such, residential amenity levels, in terms of privacy, would be reduced to an unreasonable degree, contrary to Local Plan Policy GD1 & D1 and SPD 'House Extensions and Other Domestic Alterations'.

In fact, the proposed extension represents a textbook example of an unacceptable rear extension, as shown in the below extract from page 14 of the House Extensions and Other Domestic Alterations SPD.

### Rear Extensions

- 8.1** Usually, the problem of overshadowing and loss of outlook arises as a result of rear extensions. The single storey rear extension shown in Figure 8.1 is not acceptable because it has an adverse, overshadowing effect on the adjoining property whilst the two storey extension in Figure 8.2 has an even greater impact and would not be permitted.

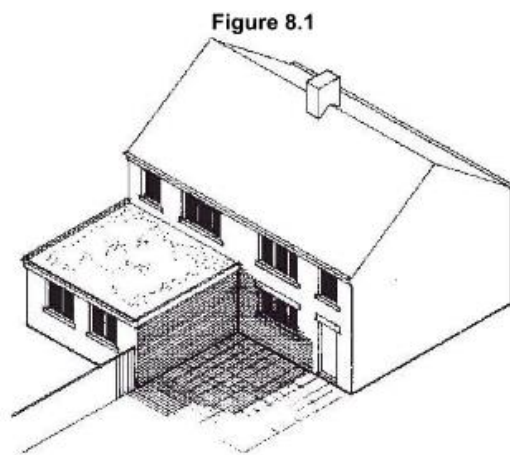


Figure 8.1

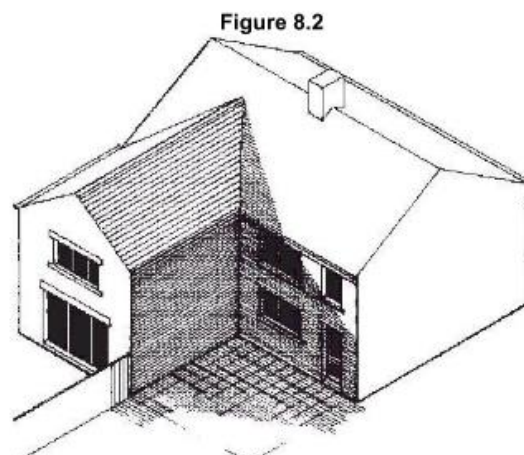


Figure 8.2

### Single Storey

The front extension is modestly sized and is unlikely to detrimentally affect the amenity of neighbouring properties.

### Visual Amenity

Although not highly visible from public vantage points, the extension would form a dominant feature when viewed from the rear gardens of the neighbouring dwellings, introducing a significant amount of built form where currently there is none

Whilst it has been designed to harmonise with the host property in terms of design and material construction, the extension, due to its scale and massing, does not integrate well with the main dwelling and does not appear as a sympathetic and subordinate addition. As such, it will have a detrimental impact on the visual character of both the main property and wider street scene.

The front extension and dormer are modestly sized and integrate well with the main dwelling. As such their impact on the street scene is considered minimal.

### Recommendation

### Refuse

- 1.** In the opinion of the Local Planning Authority, the proposed 2 ½ storey rear extension, by virtue of its scale, massing and orientation, would have an overbearing and overshadowing impact that would be detrimental to the amenity afforded to the neighbouring property. This is contrary to the core principles of the NPPF, local plan policy GD1 - General Development and the Council's SPD - House Extensions and Other Domestic Alterations.
- 2.** In the opinion of the Local Planning Authority, the proposed balcony would be materially detrimental to the amenities of the occupants of the adjacent dwellings due to significantly increased levels of overlooking and loss of privacy, contrary to Local Plan Policy GD1, Local Plan Policy D1 and Supplementary Planning Document 'House Extensions and other Domestic Alterations'
- 3.** In the opinion of the Local Planning Authority the proposed 2 ½ storey rear extension, due to its scale and massing, would be an inharmonious addition to the host dwelling. As a consequence, it would appear as an unduly intrusive feature when viewed in the context of the rear gardens of the properties on Monkspring. As such it is considered contrary to Local Plan Policy D1 'High Quality Design and Place Making' and SPD 'House Extensions and Other Domestic Alterations'.