
2022/1058

Mr Neal Clarke

Upward extension of bungalow to convert into dormer bungalow with front and rear facing dormers, double storey extension to the front and rear, first floor rear balcony, single storey rear extension and changes to the external facing materials

567 Doncaster Road, Ardsley, Barnsley, S71 5ER

Site Location & Description

The applicant's property is a detached bungalow located on Doncaster Road on the Eastern outskirts of the village of Ardsley. The bungalow is brick built with a hipped roof, with a hard surfaced parking area to the side which leads to a detached flat roof garage. The dwelling is set in a fairly generous plot, with a long and narrow rear garden area (measuring c. 1140sqm).

The site is located in the Urban Fabric and the immediate surrounding area is entirely residential with a mixture of different property types, structures and external materials. Some of which have extended fairly recently.





Proposed extension

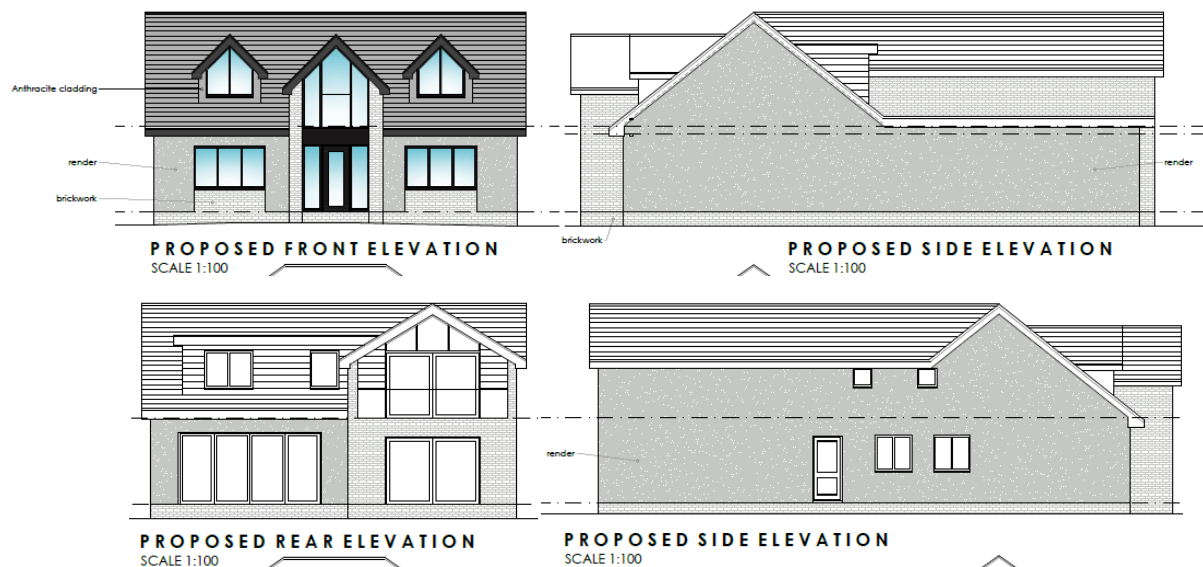
The applicant is seeking approval to modernise the property, seeking various alterations and extensions which can be broken down into the following:

- Upward extension of the property by 1.1m from the existing roof ridge of 5.85m to 6.95m.
- Addition of dormers to the front (x 2) and rear (x 1) roof slopes. The dormers located on the front feature a pitched roof measuring 2m in width, 2.15m in height and 2.7m projection. The rear dormer (amendment on Rev. G) is designed with a flat roof, with a projection of 2.3m, a height of 1.9m and a width of 5.2m finished in dark grey decorative cladding.
- Erection of one and half storey extension to the front, projecting 1.35m, with a width of 3m, a height of 4.05m to the eaves, and 5.95m to the roof ridge with a feature floor-to-ceiling window on the front.
- Erection of flat roofed single storey rear extension with a total rearwards projection of 10.5m, a width of 5.3m and a height of 4.65m to the eaves and 6.85m to the roof ridge.
- Alteration to external materials including rendering of the side elevations of the dwelling and partial rendering to the front elevation, re-roofing the roof to slate effect tiles and replacement windows and doors to anthracite grey.
- Erection of first floor rear extension with balcony.

The application has been amended to show a small number of changes including alterations to the external materials on the front elevation, to a mixture of red brick and white render. The front-facing dormers will be finished in anthracite cladding rather than the originally proposed white render. The balcony has also been amended to increase the height of the wall on either side to 1.85m, which connects up to the eaves of the first floor rear extension. Additionally, the proposed roof ridge has been dropped by 300mm.

The agent has also submitted a street scene drawing and CGI drawings to support the proposal.

Proposed Elevations – Amended (Rev. G):



Proposed Floor Plans and Site Plan:



Proposed CGIs of front and rear elevations – Amended:



Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

NPPF

The National Planning Policy Framework sets out the government's planning policy for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 4: Decision-making - Local planning authorities should approach decisions on proposed development in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible.

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 achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

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. In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy T4: New Development and Highway Improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - 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:

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.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

None

Representations

Neighbour notification letters were sent to surrounding properties for the original plans; no comments were received.

Assessment

Principle of development

The site falls within the urban fabric which has no specific land allocation, however the site and immediate surrounding area is made up principally of housing. Extensions, alterations to residential properties (and outbuildings) and the erection of new domestic outbuildings are considered acceptable in these areas where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

Visual Amenity

The proposed alterations and extensions are effectively a full-scale modernisation and alteration of the existing bungalow. Accumulatively, the alterations completely change the character of the dwelling from what is an outdated looking bungalow into a modern dormer bungalow. The agent has submitted a street scene drawing and CGIs of the front and rear

elevations of the proposed building to aid the LPA's understanding of how the resultant dwelling will impact the street scene.

The surrounding street scene is entirely residential but diverse, with no one dwelling type or appearance forming a uniformed street scene. There is a variety of different dwelling types, sizes, structure and external materials including rendered properties, dormers on the frontage and large glazed windows – such as the design features proposed on the plans. As such, despite the overall character of the dwelling being significantly changed, the chosen features are clearly inspired from the surrounding area and will blend in well. The SPD for House Extensions is fairly clear in that it will only allow dormers on the front or principle elevations where the street scene is characterised by dormers. There are numerous dormers nearby and the positioning of the 2 x dormers on the front are acceptable. Additionally, the dormers on the visible elevations are suitably designed with pitched roofs, rather than flat roofed box dormers which have horizontal emphasis and are bulkier. The dormers will be finished in anthracite grey render, which is not strictly in accordance with the SPD which states that roofing materials for pitched roof dormers should match the main roofing material. However, the colour is very similar as shown on the amended CGI drawings and is much improved from the originally proposed white render.

Proposed Street Scene (Amended):



The proposed roof ridge has been dropped by 200mm which has reduced the internal space for bedrooms 2 and 3, the gain addition head space in bedroom 2, the dormer has been amended to a flat roof. This has slightly weakened the design by introducing a flat roof dormer which is bulkier and has more horizontal emphasis. However, it is on the rear elevation and other properties nearby could erect this type of dormer on such elevations under permitted development. The dormer is set in from the side elevation by 1.3m and is set back from the road and it is considered that the dormer will largely be screened from view and is acceptable. The materials are to be dark grey cladding to match the roof tiles in terms of colour. The proposed dormer on the rear elevation is considered appropriate given it will largely be screened from the road.

The front extension will be one and a half storey as it will serve as an extension to the hallway on the ground floor and a void area on the first floor which will serve as a vaulted staircase. There is a section in the SPD which relates to front extensions but does not include specific guidance for one and a half storey or two storey front extensions. Generally, front extensions 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. Again, it is acknowledged that the extension changes the character of the dwelling, but it is well designed and will complement the general re-design of the dwelling whilst remaining subservient. The ridge height of the extension is 900mm lower than the highest part of the existing roof ridge and has a width of 3m which is not considered excessive in comparison to the total width of the dwelling which is 11.5m. Again, the large feature window on the front does not follow the design characteristics of the existing dwelling, but there are similar features nearby in the street scene. Specifically at no. 553 Doncaster Road – which is 125m to the West.

The street scene is also partially made up of dwellings which have undertaken their own development over the years. Some of which, notably the bungalows to the West (nos. 561 and 563) have too raised the roof and installed dormers on the frontage. This has already disrupted the row of bungalows into what is now a varied street scene with different eaves and roof ridge heights. The submitted street scene drawings and CGIs show that the proposed dwelling with the raised roof will indeed be above the immediate neighbours, but not by an excessive amount. Further, the proposed roof ridge has been reduced by 300mm, which further reduces the impact on the immediate street scene. Given the surrounding street scene, the proposed raise of roof will not harm the visual amenity or character of the area.

The single storey rear extension is fairly large with an 8m projection and features a flat roof with a height of 3.2m to the highest point – measured from the base of the elevations. There is no defined restriction in the SPD for single storey rear extensions to detached properties, but general assessment is given to whether the extension is excessive enough to harm the character of the dwelling. The application must be assessed in the context of the government set permitted development rights for larger homes extensions. This allows for single storey extensions up to an 8m projection on detached properties subject to a neighbour consultation scheme. Neighbours have been consulted on the proposal. A prior notification could be submitted for the single storey rear extension should the height be reduced by 200mm and matching materials be used. Within this context, the size and scale of the extension is deemed to be borderline permitted development and is acceptable. The extension will be finished in render which does not match the existing dwelling, which is not strictly in compliance with the SPD which largely requires extensions to feature matching materials. However, clearly the rendering will fit in with the overall re-design of the dwelling.

The first-floor rear extension is on top of the existing single storey section of the dwelling and does not change the footprint of the dwelling. Part of this extension will feature timber cladding on the rear elevation which is not visible from public areas and complements the overall re-design of the dwelling. The extension and associated balcony will largely be screened from the public realm and are both acceptable in terms of design.

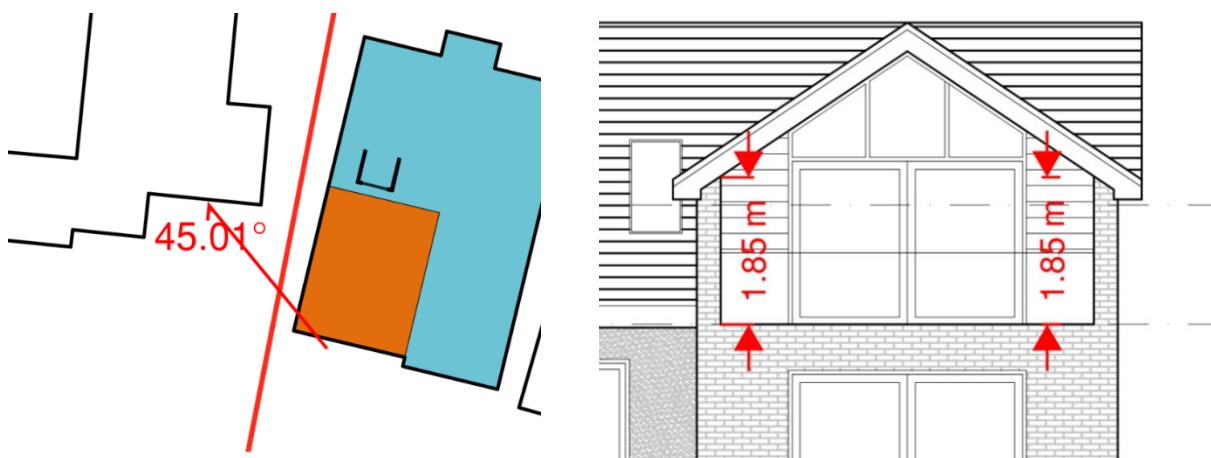
On balance, the proposed alterations to the dwelling are clearly significant changes as the applicant is proposing a wholesale renovation and modernisation of the building, however there is justification behind the design features and the agent has submitted additional documents such as CGI render drawings and a street scene indicating how the dwelling will look at the side of the immediate neighbours to either side. The street scene is fairly diverse in that it is comprised of various different dwelling types, sizes, structures and external materials, including bungalows which have been significantly extended in a similar manner to the one proposed. The proposed development is considered to be acceptable in terms of visual amenity.

Residential Amenity

The dwelling is detached and situated in the middle of two adjacent bungalows, which are to the East and West, respectively. Extensions and other alterations to the South of neighbouring properties or their rear gardens typically have a much greater impact on overshadowing than extensions orientated in other directions. The bungalow's height will be raised by 1.1m, which is not considered to be excessive. The roof design of the bungalow will also be altered from a hip to a gable which increases the general bulk and massing of the dwelling, particularly on the Eastern side elevation. However, there is a separation distance of 7.5m from the side elevation to the Western-facing elevation of neighbouring property no. 569. The main impact of overshadowing will be limited to the very late portion of the afternoon/evening and will primarily impact on the side elevation and front garden of no. 569. In any case, this wouldn't be significantly different to the existing relationship between

the two properties. The first-floor rear extension is 7.5m from the side boundary line shared with no. 565 and 9.5m from no. 565's side elevation. These separation distances are considered sufficient to ensure that the first-floor rear extension does not have a significant overshadowing or overbearing impact.

The first-floor extension features a window on the rear, facing onto the very large rear garden area which is c.60m to the rear boundary line with no residential neighbours to the rear. This is clearly in excess of the minimum 10m to the rear boundary line in the SPD. The balcony is in fairly close proximity to the neighbours to either side, but the amended plans increased the wall on either side of the balcony to 1.85m in height up to the eaves of the first-floor extension. This is in line with typical height guidance for balconies to ensure privacy is retained to the properties on either side. There are also two first floor windows on the Eastern side elevation of the first floor rear extension, which face onto the neighbouring property but these serve an en-suite and bathroom and will be obscure glazed.



The one and a half-storey front extension projects 1.5m with a width of 3m and does not lead to a significant overshadowing or overbearing impact over the adjacent properties to either side given there is a separation distance retained to each side.

The dormer located on the rear roof slope will partially face onto the rear garden of the adjacent property (no. 565) but primarily faces South onto the rear garden of the applicant's dwelling. The installation of a rear dormer by itself does not require permission and whilst the roof is being raised, the dormer could be installed without the need for planning permission. A general assessment from the dormer window (using a 45-degree angle) shows that a small part of the neighbouring garden area will be overlooked, but this will not be to a significant degree given the dormer faces South, primarily onto the applicant's rear garden area.

The single storey rear extension is fairly large, but there is no specific restriction in the SPD for single storey rear extensions on detached properties. However, it has been established in the previous section that the extension is borderline permitted development given the prior notification for larger homes extensions allowing for extensions of this size. The extension is 3.2m to the highest part of the roof, which is 200mm above the PD restriction of 3m. The closest rear elevation window on the neighbouring property at no. 565 is located 6.5m from the side elevation of the single storey extension. A general assessment has been taken with a 45-degree angle drawn from the mid-point of this nearest habitable room window which shows that a very small section of the single storey rear extension falls within this area. This extension is not considered to result in a significant overshadowing or overbearing impact over the rear elevation of no. 565.

The proposed development, whilst it is a large change to the dwelling, does not have a significant impact on the residential amenity enjoyed by neighbouring properties, is in compliance with the SPD for House Extension and Local Plan Policy GD1 and is acceptable in terms of residential amenity.

Highway Safety

The existing dwelling has 3 bedrooms and despite the proposed increasing the bedroom number to 4, this does not require additional parking spaces to be formed on site. The dwelling has a hard surfaced driveway to the side of the dwelling leading to a detached garage. The driveway length is 17m from the garage to the access road, which is long enough for 3 vehicles to park, which is in compliance with the requirements in the Council's parking SPD and Local Plan Policy T4.

Recommendation

Approve with conditions