2023/0650

Ms Leanne Hirst

30 Applehaigh View, Royston, Barnsley, S71 4HR

Demolition of existing single storey garage and erection of single storey front extension.

Site Description

30 Applehaigh View is a two-storey semi-detached house located in Royston and in an area that is principally residential. Beyond the immediate surrounding area of the site, Green Belt land can be found to the north and east with educational facilities to the south and land proposed for mixed use (MU5) to the west.

Applehaigh View has a variable street scene comprising of a mix of dwelling types, including two-storey detached and semi-detached houses and single storey semi-detached and detached bungalows. Properties are largely brick-built of varying types and feature pitched and gable roofs with grey concrete/ slate smooth and interlocking roof tiles. Many dwellings benefit from existing extensions and additions, including single and two-storey side and front extensions and box dormers.

The applicant dwelling is a brick-built with a red brick plinth and centre partition with the remainder being light grey coloured. The property features a pitched roof utilising grey concrete roof tiles and is fronted by a relatively large flat roof single storey garage that forms part of the original footprint. The garage is brick-built utilising red bricks and is features a white vertically aligned garage door. Fronting the garage is an existing formed driveway facilitating off-street parking.



Planning History

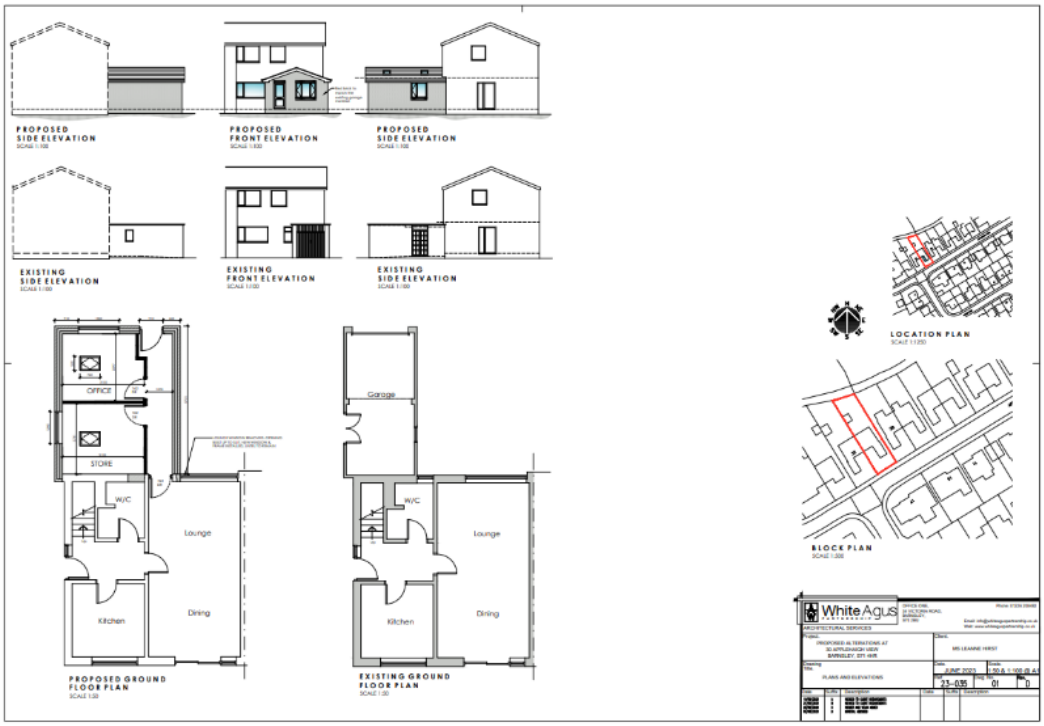
- B/03/0069/RO - Demolish existing garage, erection of garage with first floor extension to front elevation. – Approved with Conditions.

Proposed Development

The applicant is seeking approval for the demolition of an existing single storey garage to the front of the dwelling and the erection of a single storey front extension with alterations to the existing house including the building up and size reduction of existing windows on the front elevation of the dwelling.

The proposed extension would project from the front elevation of the main dwelling by approximately 5.7 metres and have a width of approximately 4.9 metres. It would also slightly project beyond the eastern (side) elevation of the dwelling by approximately 0.4 metres. It would feature an apex roof with an approximate eaves and ridge height of 2.6 metres and 3.6 metres respectively.

Amended proposals received 03/08/2023 show that the proposed external materials include the use of red brickwork and grey concrete roof tiles.



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 within the adopted Local Plan, which has no specific land allocation and 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 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.***

Consultations

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

Representations

Neighbour notification letters were sent to surrounding properties and no responses were received.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation. The site and surrounding area are made up principally of housing; therefore, extensions and alterations 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

Proposals for extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that *'modest single storey front extensions which are in keeping with the style of the existing house may be allowed, however, larger extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable.'*

In this instance, the proposed front extension would be relatively large, however, it would maintain the same projection as the existing single storey garage projecting from the front elevation of the dwelling and forming its original footprint (approximately 5.7 metres). Moreover, the proposed extension would have a greater width (approximate difference of 2 metres) and greater height, due to featuring an apex roof (approximate difference of 1 metre).

The proposed extension would maintain the positioning of the existing garage to the front of the dwelling, to the west of neighbouring property 28 Applehaigh View and to the east of neighbouring property 32 Applehaigh View.

It is acknowledged that some overshadowing could occur, however, impacts are generally considered to be less harmful than those that would arise from extensions that would be positioned to the south. In this instance, impacts are likely to be limited to early morning or late evening due to the natural movement of the sun path. Similarly sized garages to the front of neighbouring properties are likely to contribute to existing levels of impact, and may also offer some mitigation to additional impacts, especially in relation to 28 Applehaigh View where the existing garage to the front of this property is built directly adjacent to the shared boundary line and to the location of the proposed extension at the applicant address. In addition to being positioned east of 32 Applehaigh View, the proposed extension to the applicant dwelling would maintain a sufficient distance from the shared boundary line to limit impacts and maintain amenity levels to a reasonable degree. Moreover, both neighbouring properties were consulted on the proposals and no comments or objections were received.

The proximity of the proposed extension to the shared boundary line and front garage at 28 Applehaigh View is likely to impact outlook, including from an existing window located on the western (side) elevation of the garage at 28 Applehaigh View and a proposed window located on the eastern (side) elevation of the proposed extension to the applicant dwelling. However, as the proposed extension would be replacing an existing garage of a similar scale and in a similar location, impacts are not expected to significantly increase beyond existing levels of impact that are likely to be experienced and tolerated. Therefore, it is considered that levels of outlook would be maintained to a reasonable degree.

Regarding overlooking and loss of privacy, the SPD states that *'21 metres should be maintained between habitable room windows on the extended property and any other property with habitable room windows.'*

In this instance, the proposed extension would feature a window located on the southern (front) elevation of the proposed extension that would be opposite facing to neighbouring property 17

Applehaigh View. An approximate distance of 18 metres would be maintained between the two properties. Whilst this is less than desired, 17 Applehaigh View is positioned higher within the street scene due to topography differences which could offer some mitigation. Moreover, the proposed window would serve a home office that is expected to be used when required. It would not act as a replacement or permanent habitable space. Additionally, 17 Applehaigh View were consulted on the proposals and no comments or objections were received.

A further window would be located on the eastern (side) elevation of the proposed extension. This window is likely to directly face a window located in the side elevation of the garage to 28 Applehaigh View. Whilst it is acknowledged some impact could occur due to the proximity of the two windows to each other, both windows would serve ancillary spaces and not habitable rooms.

Similarly, the two roof lights proposed on the eastern roof slope of the proposed extension would face 28 Applehaigh View. Sight lines are expected to be mainly restricted to an upwards direction limiting potential impacts to neighbouring properties. It is acknowledged that limited sight lines may be created that face the front facing first-floor windows of 28 Applehaigh View, however, the roof lights would be permitted development and, therefore, would not require permission.

As such, the proposals are not considered to be overbearing resulting in increased overshadowing and overlooking, or reduced levels of outlook, that would significantly increase beyond existing levels of impact that are likely to be experienced and tolerated and would otherwise be detrimental to the amenity of neighbouring properties.

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

Visual Amenity

The SPD states that *'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 street scene or cause overshadowing to neighbouring dwellings.'*

The SPD also states that *'materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible'* and that *'the roof style, pitch and detailing should match those of the existing dwelling, particularly where the extension will be prominent within the street scene.'*

In this instance, the proposed extension would maintain a similar scale to the existing garage, adopting an apex roof and using external materials that would reflect those used in the construction of original dwelling, including red brickwork and grey concrete roof tiles. The proposed extension would continue to reflect the style of the house and other similar extensions and garages in the area.

The roof of the proposed extension would be a sympathetic addition, reflecting the style, pitch and detailing of the roof of the original dwelling. It would also offer a more positive contribution to the street scene, improving its attractiveness and reflecting a nearby pitched roof garage at neighbouring 26 Applehaigh View.

The proposals, therefore, are considered to be of a good quality of design and sympathetic to the main dwelling and the character of the street scene, and local area.

The proposals, therefore, 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 applicant dwelling benefits from an attached garage projecting from the front of the property and which itself is fronted by a formed driveway to facilitate off-street parking.

Though the proposals would involve the demolition of the existing garage which would subsequently result in the permanent loss of this space, a consultation response from Highways DC accepts that the existing garage was not of a sufficient size to be considered as an off-street parking facility. As such, they offered no objections to the proposals as they would not alter or reduce the amount of off-street parking associated with the property and which is currently provided by the driveway.

Additionally, the proposals would not result in an additional requirement to provide further off-street vehicular parking spaces, and as the location of the proposed extension is unlikely to interfere with existing provisions, it is, therefore, considered that the proposals would not result in any detrimental loss of existing off-street parking provision that would otherwise adversely affect highways safety.

As such, the proposals would be considered acceptable and in compliance with Local Plan Policy T4: New Development and Transport Safety.

Recommendation

Approve with Conditions