
2021/1492

Mr and Mrs Keane

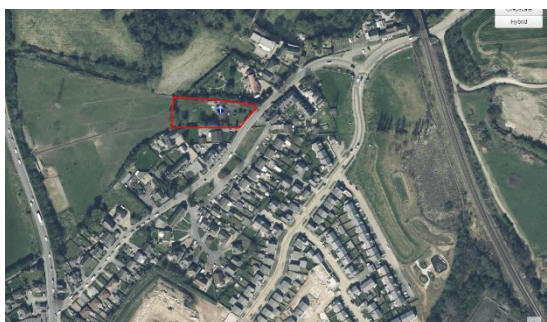
Erection of double storey extension to front, replacement roof and revised front wall to side extension, new single storey rear extension, render of existing external walls and loft conversion with provision of associated rear dormer

63 Dearne Hall Road, Low Barugh, Barnsley, S75 1LX

Site Location & Description

The property is located within a predominantly residential area and within an extensive plot; the street is characterised by a mix of housing types and styles with the properties either side being single storey dwellings, with two storey semi detached and terraced properties opposite. The dwelling in question is a 1960s style single storey detached property located within an extensive plot, set back from, at an angle to, and at a lower level to the highway with limited views of the dwelling from the highway.

The dwelling is constructed from buff brick with a brown concrete tiled pitched roof, the dwelling benefits from a single storey flat roof extension to the side elevation. As mentioned previously, the dwelling is located in a large plot with an extensive rear garden area.



Proposed Development

The applicant seeks permission for the erection for a two storey front extension, a single storey rear extension and rear dormer window.

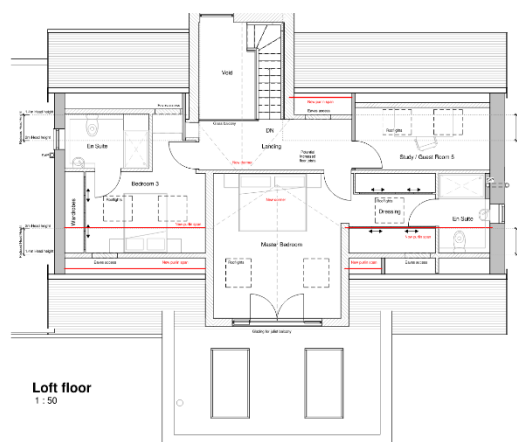
The front extension is to project 0.74m from the front elevation and 3.3m along it, to provide a hallway area with staircase leading to the rooms within the roof space.

The rear extension is to project 3.5m from the rear elevation extending 7.1m along it and is designed with a flat roof with a height of 3m to the top of the vertical wall and is to be set in from the side elevation by 3.5m.

The dormer window is to sit within the rear roof plane but has the appearance of a first-floor extension above the existing single storey flat roof extension.



South Elevation
1:50



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. 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.

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps 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 comments 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

The proposed extensions are located a sufficient distance from the side and rear boundaries with the neighbouring dwellings not to increase levels of overlooking or overshadowing, or reduce levels of outlook.

It is therefore considered that the proposed extensions and rear dormer window would not increase levels of overshadowing, overlooking or reduce levels of outlook to an unreasonable degree and are considered acceptable and in compliance with Local Plan Policy GD1.

Visual Amenity

The proposed extensions are of a unique design and based on the description would not normally be considered acceptable.

However, the dwelling is a large detached house set in a large plot, set back from, at an angle to, and at a lower level to the highway; this results in limited views of the dwelling from public vantage points.

It is acknowledged that the front extension has an eaves height higher than the original dwelling, however, the extension with its glazed feature provides a focal point to what is otherwise a typical 1960s bungalow with very few architectural features. It is therefore considered that in this instance

the inclusion of such a feature on what is already a uniquely designed detached dwelling, within an area of uniquely designed dwellings is acceptable.

Whilst the rear dormer appears to be built of the single storey rear extension it does sit within the roof slope and follows the guidance set out in SPD in relation to dormer windows and their siting within the roof slope.

The dormer window and single storey extension are located on the rear elevation and again, provide a modern feature to the existing dwelling.

It is also proposed to render the external walls of the property, as mentioned previously the dwelling is detached, of a unique design and set lower than the highway, therefore there will be limited views of the render, nevertheless there are examples of render within the vicinity of the site along with white clapboard cladding located on the houses opposite.

It is therefore considered that the rendering of the external walls would not be out of character with the area and is acceptable.

The proposed extensions are to be constructed from a mix of materials, including render and natural stone and it is considered that the materials will provide a modern contrast to one another.

It is therefore considered that the proposed extensions and alterations are acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making.

Highway safety

The proposal does not result in the loss of off street parking or the requirement for additional provision and as such is considered acceptable in terms of its impact on highway safety

Recommendation

Approve with conditions