
2022/0740

Mr S Graham

Demolition of existing attached garage to enable erection of a two-storey extension to the side/rear and a single storey front extension with a replacement integral garage

11 Damsteads, Dodworth, Barnsley, S75 3TL

Site Location & Description

Damsteads is a small residential cul-de-sac located off Water Royd Drive a larger residential estate within Dodworth. The area is predominantly residential in nature; with the properties generally two-storey, detached dwellings. The dwellings along Damsteads are built on a staggered building line and at angles to each other and are of similar, but varying designs.

The application relates to a two-storey, detached brick-built dwelling located on the northern side of Damsteads, opposite the access to the cul-de-sac. The dwelling is set back from, and at a lower level to the highway with modest front and rear gardens and benefits from a single storey rear conservatory extension. Access to the property is taken via a drive to the west of the property serving a single storey attached garage beyond. The site is enclosed to the front by a privet hedge approximately 1.5m in height, with a bank of trees located beyond the rear boundary.



Proposed Development

The applicant seeks permission for the erection of a two-storey side and rear extension and the erection of a single storey front porch extension.

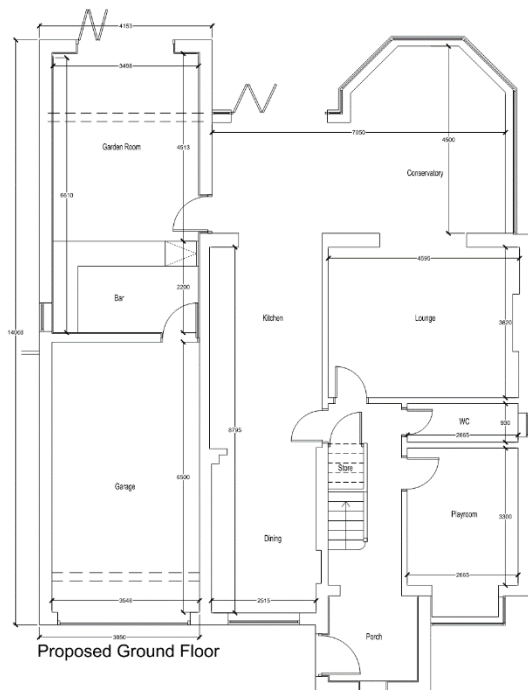
The two-storey extension to project a maximum of 3.8m from the side elevation of the dwelling, extending the full depth of the property and 4.6m beyond it. The porch extension is to be situated on the front elevation of the original dwelling projecting 1.6m from it and extending 2.7m along it.



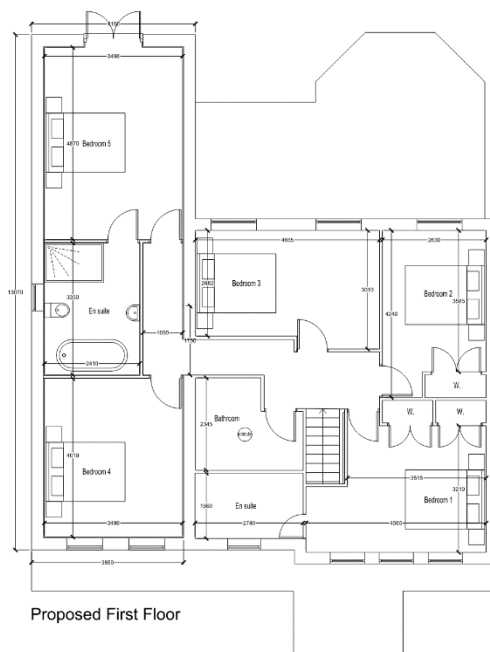
Proposed Front Elevation



Proposed Rear Elevation



Proposed Ground Floor



Proposed First Floor

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

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

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

Highways DC – raise objections due to the short driveway length amendments to the scheme are requested.

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 or on highway safety.

Visual Amenity

The Supplementary Planning Document - House Extensions and other Domestic Alterations states that 'the design of a two-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 extension projects 3.8m from the side elevation and therefore complies with the guidance set out in the SPD.

The document also states that a two-storey side extension should have a set back from the front elevation by at least 500mm, to allow for a vertical break in the roof plane, a lowering of the ridge line and to reduce the terracing effect. The set-back also lessens the unsightly bonding of old and new materials; the proposal does not allow for a set-back, or corresponding lowering of the ridge line which fails to comply with the SPD. However, it is considered that in this instance, given the design of the dwelling with the first-floor gable projection detail the original dwelling remains the

dominant feature and the inclusion of a set-back on this dwelling would create a fussy elevation, detracting from the character of the area.

All elements of the extension, including the front porch extension and two storey rear extension are designed to harmonise with the original dwelling in terms of roof style and pitch, and fenestration, in addition they are to be constructed from materials which match the original dwelling. Therefore, it is considered that the proposed two storey side and rear extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Residential Amenity

Two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook. Two storey rear extensions to semi-detached houses should be designed with a rear projection of less than 3.5m; no guidance is provided in relation to extensions to the rear of detached dwellings, other than they will be considered on their design merits where no adjacent properties are affected.

The position of an extension in relation to a neighbouring property and to the path of the sun can influence the level of daylight received by that property. Extensions should not overshadow neighbouring properties or their gardens to an unreasonable degree. Extensions directly to the south and south-west will generally have a greater impact than those to the north and north-east.

The proposed two storey side and rear extension is to be located on the north-western side elevation of the dwelling, projecting past the north-eastern rear elevation and therefore to the south-east of the neighbouring property, 9 Damsteads.

It is acknowledged that the extension would project closer to the side elevation of the potentially affected property. However, this dwelling is a mirror image of the application property and whilst a window is located on the side elevation, it serves a bathroom which is not considered a habitable room window and therefore the proposal would not result in a loss of outlook from the side elevation windows.

The extension is to extend approximately 4.6m beyond the rear elevation, which could result in some loss of outlook from the rear habitable room windows, and overshadowing of the rear garden, however as the properties are built on a staggered building line and at angles to each other, the extension is located to the east of this property and the proposed two-storey rear element would not project beyond the rear elevation of the single storey attached garage of the neighbouring dwelling, it is not considered that the proposal would lead to an increase in overshadowing or reduce outlook from the rear elevation.

Whilst the proposed two-storey element would project past the rear elevation and be located to the west of the neighbouring property to the east, 14 Damsteads, the two-storey element is set away from the boundary of this property by approximately 8.6m therefore limiting levels of overshadowing, with the majority overshadowing the conservatory associated with the application property.

There are two windows proposed on the side elevation of the proposed side extension, one at both ground floor and first floor. The ground floor window is to serve a bar area, which would be considered a habitable room, however the existing boundary treatment would provide sufficient screening that it would not increase levels of overlooking. The first-floor window is to serve an en-

suite bathroom, which is not classed as a habitable room therefore it is considered that the proposed side windows would not increase in levels of overlooking. Whilst the en-suite bathroom is not classed as habitable, it is considered prudent to condition the installation of obscure glazing to protect the amenity of the occupants of both properties. Whilst there are currently open fields behind the bank of trees along the rear boundary, the land is subject to a planning application for residential development, nevertheless a minimum of 10m is retained between the habitable room window and the rear boundary in addition, the bank of trees which fall outside of the boundary to this development will provide screening of any dwellings beyond. The windows located on the front elevation does not project closer to the front boundary than the existing dwelling, it is therefore considered that the proposal would not increase levels of overlooking to an unreasonable level.

The front porch extension is located a sufficient distance from both side boundaries not to reduce levels of outlook or increase levels of overshadowing to an unreasonable level.

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 to a detrimental level and is in compliance with Local Plan Policy GD1.

Highway safety

It is acknowledged that Highways have raised objections to the proposal on the basis that the scheme does not provide a driveway length of 6m as required by best practice, however given that scheme does provide a driveway length of between 4.3m and 7.2m due to the curve of the front boundary, and that the dwelling is located within a small residential cul-de-sac and not on a busy main road it is considered that it would not have a detrimental impact on highway safety.

The proposal does not result in the requirement of additional parking provision; nevertheless, it does result in the loss of off-street parking as the proposed extension reduces the length of the driveway to less than 6m. However, the existing garage is of a size which is not sufficient to be considered a parking space, therefore the dwelling currently benefits from only 1no off street parking space, therefore, whilst the driveway length is reduced there is no net loss in off-street parking provision. In addition to the above a single storey side extension could be erected on a similar footprint under permitted development which would result in the same outcome and as such the scheme is considered acceptable in terms of its impact on highway safety.

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