2021/0211

Mr Ian Scholefield

Erection of two storey side, single storey front and rear extensions and dormer window to rear of dwelling

28 St Michaels Avenue, Monk Bretton, Barnsley, S71 2SD

Site Description

The application relates to a semi-detached brick and red roof tile property is located towards the end of a cul-de-sac to the west of Fish Dam Lane and towards the northern edge of Monk Bretton. St Michaels Avenue comprises of fairly uniform semi-detached two storey properties on its northern side and semi-detached uniform bungalows on its southern side.

Although the two sides of St Michaels Avenue are different, there is a fair amount of consistency in the street scene along each side in terms of building line and materials, front garden size and how they are enclosed.



Planning History

2020/1020 – Erection of two storey side, single storey rear and rear dormer roof extensions to dwelling

Proposed Development

The applicant is seeking permission for the erection of a two-storey side extension, single storey rear extension and a flat-roofed dormer to the rear roof plane.

The two-storey extension will have a sideways projection of 2.2m and a rearward projection of 6.6m. The extension will have a gable pitched roof, with eaves and ridge of 4.95m and 7.5m respectively.

The single storey extension will have a rearward projection of 3.8m and project along the rear elevation by 8.2m, joining with the side extension. The extension will have a lean-to roof with eaves and ridge of 2.5m and 4.5m respectively.

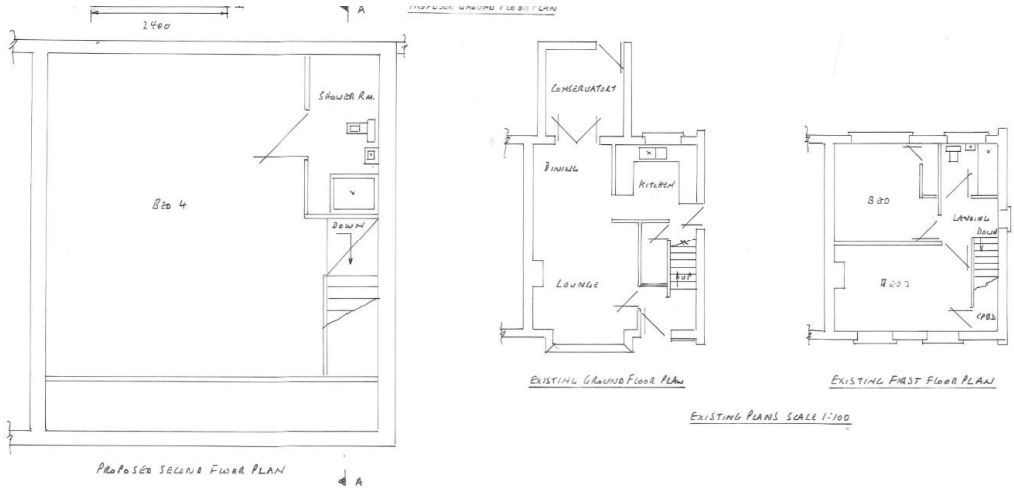
The front extension will have forward projection of 1.2m – plus an additional 0.8m porch – and project along the front elevation by 8.2m, joining with the side extension. The extension will have a lean-to roof with eaves and ridge of 2.25m and 3.6m respectively.

The dormer window will measure 3m (L) by 7m (W) by 2m (H) giving an overall increase in floorspace of 21m^3.

Matching materials are proposed.

N.B.: On 29/06/21, the proposal was amended, with a 500mmset back and corresponding set down provided.





Policy Context

Local Plan Allocation – Urban Fabric

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised 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. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved 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 two storey side extensions should have a pitched roof following the form of the existing roof. To prevent a terracing effect and avoid detrimental changes to the character of the street scene, it is desirable to provide a setback of 500mm from the main front wall of the dwelling. The sideways projection should not exceed more than two thirds the width of the original dwelling.

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 an extension should not project more than 4m, and the eaves height should not exceed 2.5m where the extension would project beyond 3m.

SPD – Dormer Windows states that the design of a dormer window should reflect the character of the area, the surrounding buildings and the appearance of the existing building. Dormers should be set within the roof plane and not be built of an external wall. Unless the street is characterised by dormers on the frontage, or these are a feature of the area/street/terrace, dormer windows should be located on the rear or secondary elevations.

These policies are considered to reflect polices 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

Although the side extension is located to the West of the adjacent property, it doesn't project beyond the front or rear elevation; with the ridge line lower than that of the host property. As such, it is considered unlikely that there will be any increase in overshadowing that would have a detrimental effect the private amenity space to the rear of the neighbouring property.

The front and rear extensions are not considered to be excessive in size and massing, and the lean-to roof mitigates its impact on neighbouring dwellings.

There are no windows proposed on the side elevation, which mitigates the potential for overlooking onto the neighbouring property.

Visual Amenity

Two storey side extensions should have a pitched roof following the form of the existing roof as well as a set back from the front elevation of the property; in order to avoid a terracing effect. A setback also helps to avoid the unsightly bonding of old and new materials.

The extension is set back from the front elevation of the dwelling by 0.5m – at first floor level – with a corresponding lowering of the roof line, in accordance with the recommendation set out SPD guidance. As such, the extension will be subordinate to the host dwelling and the unsightly bonding of old and new materials will be avoided. As such, the proposal is considered acceptable.

The property is set back from the highway and so it is unlikely that the extension will form a dominant feature within the street scene. Furthermore, its relationship to the adjacent property means that a terracing effect is unlikely to occur. The front and rear extensions are acceptable in scale & massing, with lean-to roof pitches, which are acceptable for this type of extension.

The dormer window is not excessive sized and sits within the roof plane of the dwelling, although the flat roof design is not ideal the dormer is located on the rear elevation where it is not highly visible and so its visual impact will not be significant,

The proposal harmonises with the original dwelling in terms of roof pitch, detailing and materials and does not have an excessive forward projection. As such it is considered acceptable.

Recommendation

Approve – subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
   Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the amended plans (Proposed Plans & Elevations received 29/06/21) and specifications as approved unless required by any other conditions in this permission.
   Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The external materials shall match those used in the existing building.
   Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.