
2022/0406

Mr & Mrs Miller

Erection of single storey garden room extension to south facing elevation of dwelling, conversion of existing attached workshop building into habitable accommodation that forms part of the main dwelling and other alterations including internal mezzanine first floor, rooflights, external cladding and changes to the glazing arrangements

Greystones, Intake Lane, Pogmoor, Barnsley, S75 2HY

Site Location & Description

Intake Lane is a predominantly residential area linking Pogmoor Road with Redbrook Road to the north with the area being characterised by a mix of detached and semi-detached properties of varying design and styles.

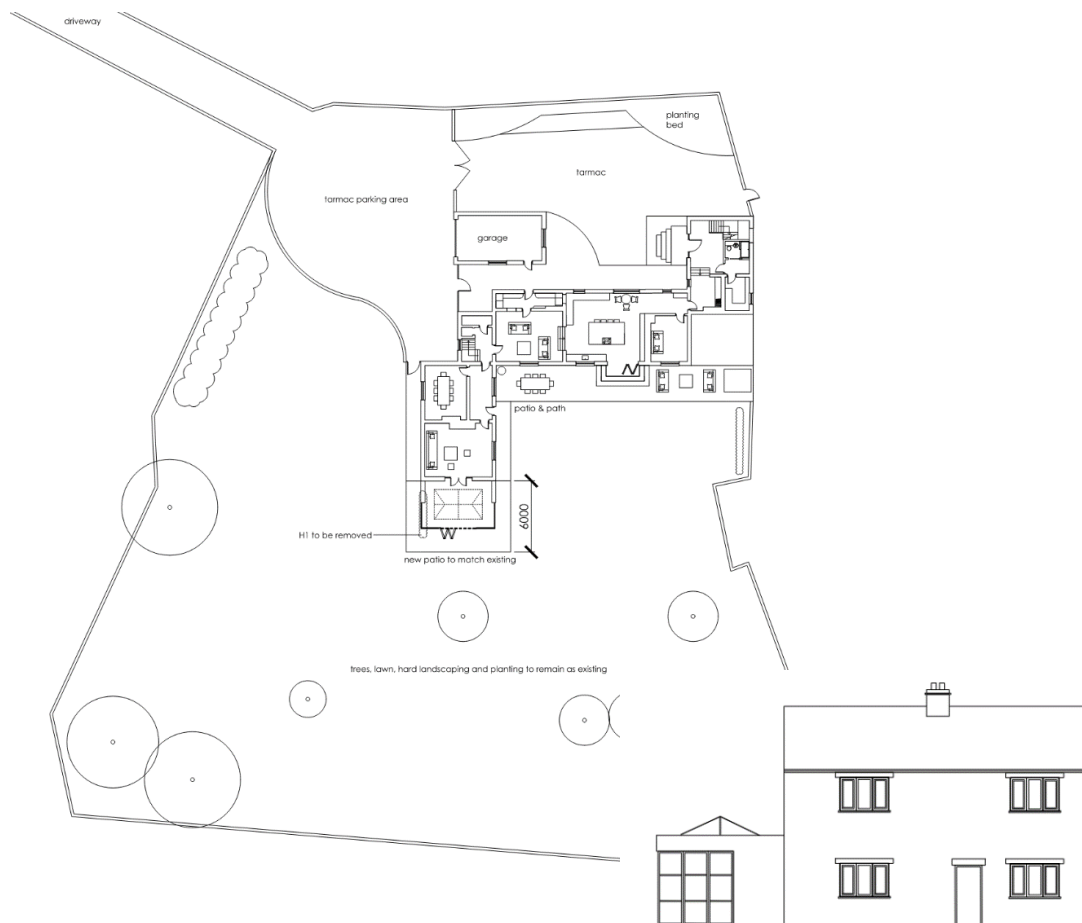
The application relates to a two-storey, detached stone-built dwelling which is set back from the highway and accessed via a driveway located between 15 and 21 Intake Lane. The dwelling occupies an extensive plot which is bounded by properties located on Treelands to the north, Limes Avenue to the east, and Rowan Drive to the south. The dwelling is very private and is extensively screened from its surrounding neighbours by mature hedgerows and trees. The dwelling is arranged in an 'L' shape and benefits from a two-storey rendered infill extension to the north-western corner of the dwelling, where the two parts meet.



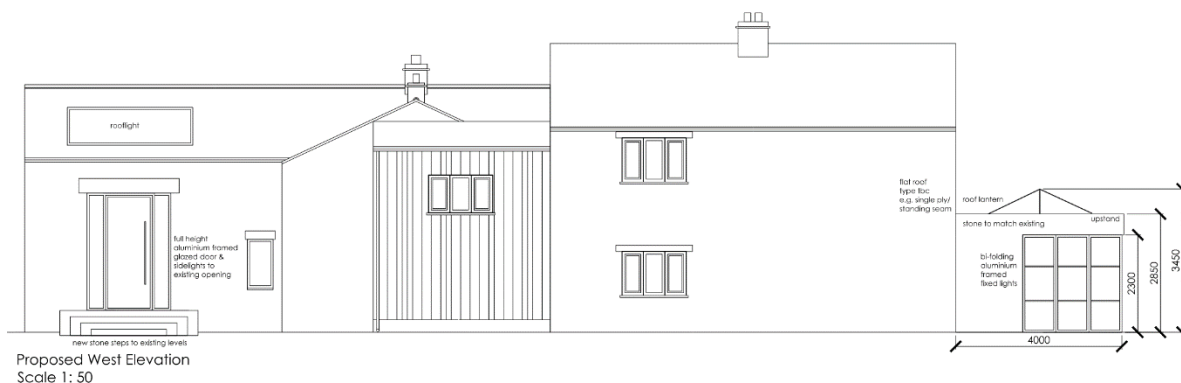
Proposed Development

The applicant seeks permission for the erection of a single-storey extension to the southern elevation of the dwelling. The extension is to project 4m from the southern elevation of the dwelling, extending 6.25m along it. The extension is designed with a lantern roof and has a height of 3.4m to the top of the lantern.

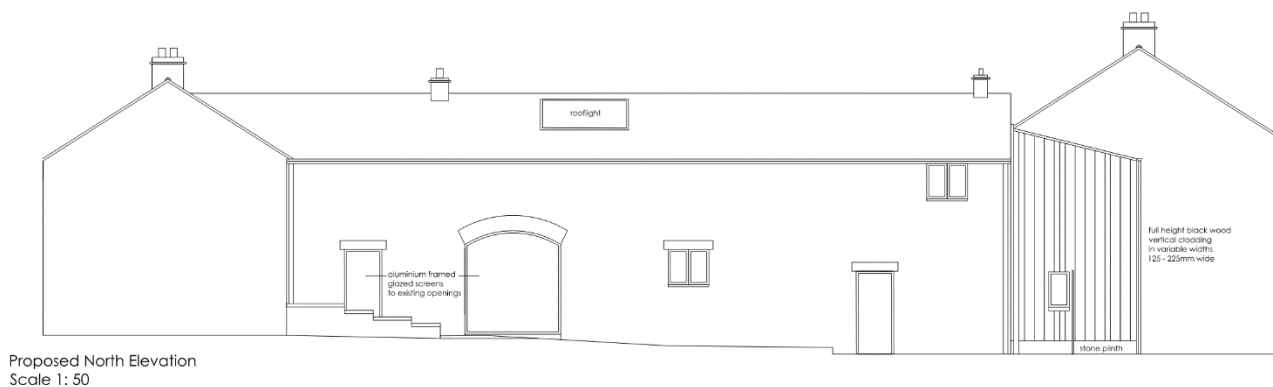
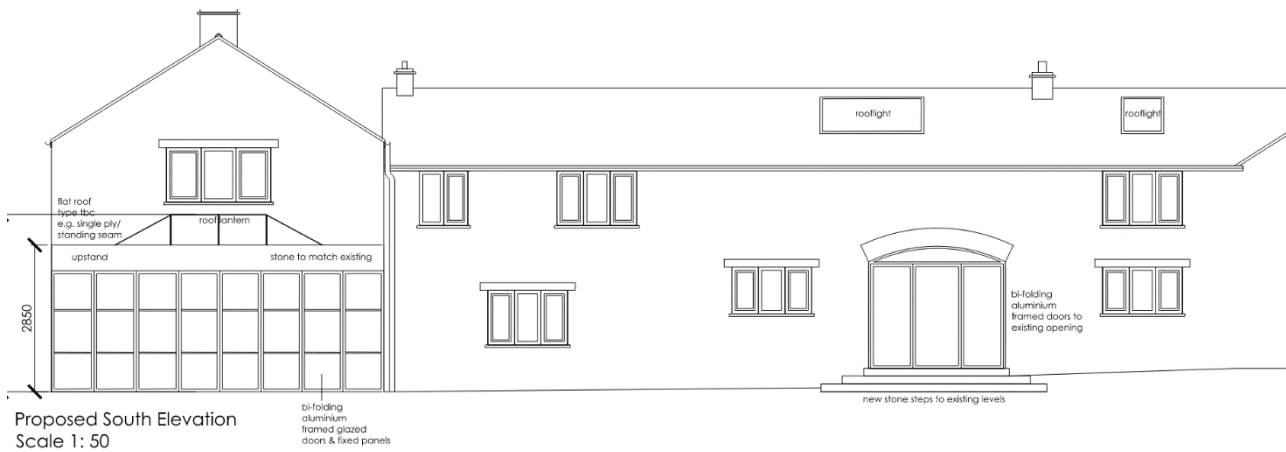
It is also proposed to undertake other alterations which include the conversion of the existing workshop into living accommodation, the insertion of roof lights and the cladding of the rendered two storey infill extension on the north-western corner of the dwelling.



Proposed East Elevation
Scale 1: 50



Proposed West Elevation
Scale 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 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

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

Conservation Officer – No objections.

Representations

Neighbour notification letters were sent to surrounding properties; no representations 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

Supplementary Planning Document – House Extensions and other Domestic Alterations states that single storey extensions to the rear of semi-detached dwellings should not project more than 4m and that the eaves height should not exceed 2.5m where the extension would project beyond 3m; no guidance is provided in relation to detached properties other than extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected.

The proposed extension is to project 4m beyond the rear, southern elevation, the site is so significant and well screened that the inclusion of the proposed extension would not lead to an increase in overshadowing or overlooking of the neighbouring dwellings given the distance of the proposal from the surrounding boundaries.

The proposal also sees the conversion of the existing workshop into living accommodation; this part of the eastern elevation directly faces onto the driveway associated with the neighbouring property, 11 Treelands, and whilst there are existing windows located on this elevation, they are installed with obscure glazing and there are no proposed alterations to this elevation. It is also proposed to insert roof lights to the northern, eastern, and southern elevations, this, along with the conversion of the workshop, do not require the benefit of planning permission and would fall within the parameters of permitted development as outlined in Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).

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

Visual Amenity

Whilst the building is unlisted, it is constructed from sandstone and retains a good deal of original character in terms of its simple agricultural form with cart openings. It appears on the 1850 OS plan and whilst modified over the years it retains its historical form and is considered a non-designated asset of minor local significance.

The proposed extension is to be located on the southern elevation of the dwelling and would not be visible from public vantage points. It is acknowledged that the proposal is not to be constructed from traditional materials, with the exception of the stone upstand on the southern elevation and minor detailing on the eastern elevation; the proposed extension is to be fully glazed with black aluminium frames. The conservation officer has been consulted on the application and has raised no objection to the erection of the proposed extension and stated that "whilst not of a standard construction it is not a historic recreation nor is it a pastiche." It is therefore considered that the construction of high-quality black metal Crittall style windows, similar to schemes which have been approved and used previously on highly graded listed buildings in the borough, will be a high-quality addition to the dwelling.

It is also proposed to clad the north and west elevations of the two-storey infill extension in the north-western corner of the building, which is currently rendered, in full height black wood cladding of various widths. Again, this modern approach to improving external appearance is welcomed and along with the proposed contemporary extension, allows the history of the building to be read.

As mentioned previously, the dwelling is not highly visible from public vantage points and is well screened from the surrounding properties, nevertheless extensions should still be of a high-quality design and construction. The proposals put forward are considered as such and provide a modern feature to what is a converted traditional agricultural building and it is therefore considered that the proposed extension is 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 nor a requirement for additional parking provision. The dwelling is located in extensive grounds with sufficient parking to the front of the property and therefore it is considered that the extension would not impact on highway safety and as such is acceptable and in compliance with Local Plan Policy T4.

Other Issues

It is acknowledged that a small hedgerow is to be removed to allow for the proposed extension, however this is a small conifer hedge located in a domestic setting and is not protected and could be removed at any time.

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