

2021/1076

Mr Scott Stewart

155 Weetshaw Lane, Cudworth, Barnsley, S72 8BL

Raising of roof height to create first floor accommodation and two storey extension to rear

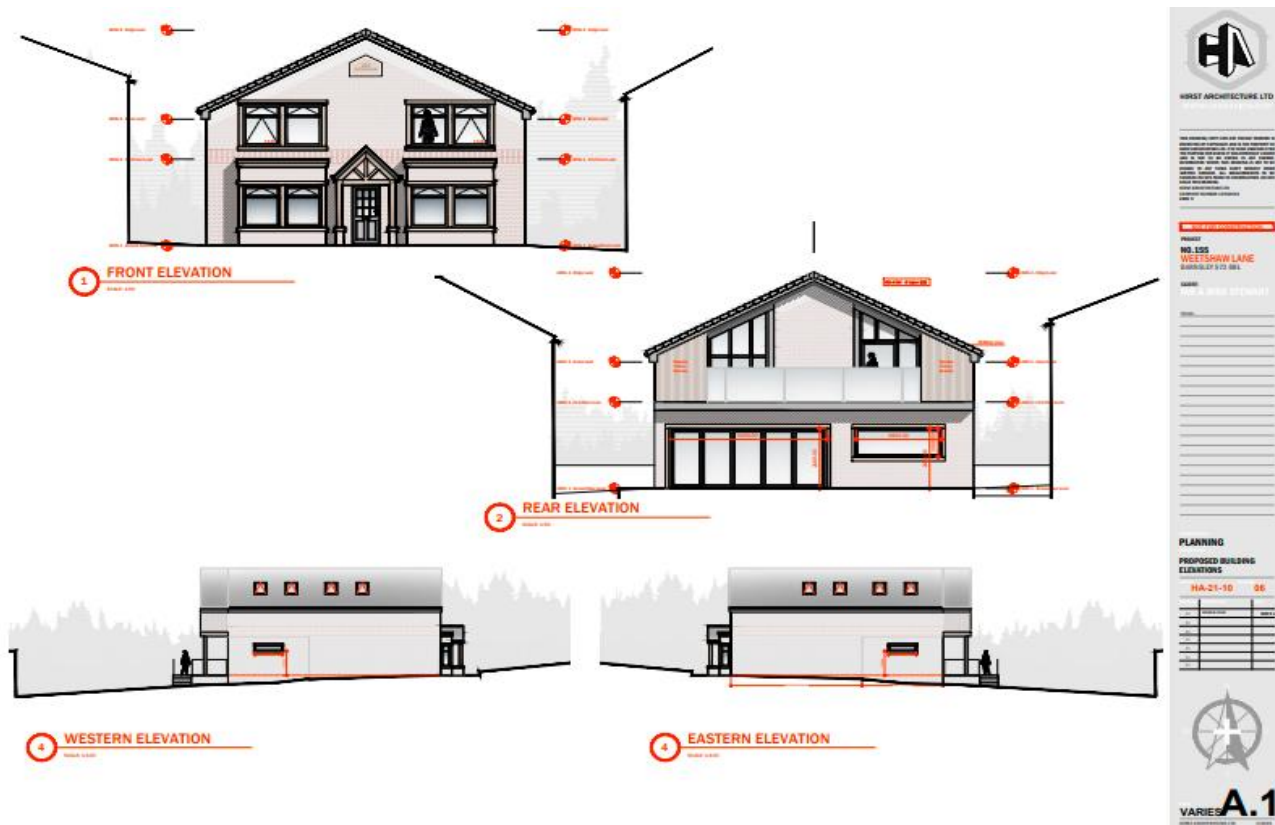
Site Description

The dwelling is a detached single storey dwelling located in Cudworth. Weetshaw Lane has a mixed street scene, and the dwelling is set in between two storey dwellings. This mixed development pattern continues in the street scene and a variety of materials are also used. The dwelling has a small garden to the front and shared driveway access to the side (with 157 Weetshaw Lane) which leads to a garage and long rear garden.

Proposed Development

The applicant is seeking approval for the raising of the dwelling's roof height to create first floor accommodation and the erection of a two-storey rear extension. The existing dwelling has a ridge height of 5.4 meters which is to be increased by 2.2 meters to a proposed ridge height of 7.6 meters. The existing dwelling has an eaves height of 2.65 meters which is to be increased by 1.75 meters to a proposed eaves height of 4.4 meters.

The extension will project 5.3 meters from the rear elevation of the dwelling. The extension has a width of 10.45 meters. The extension will feature a pitched roof following the form of the proposed roof outlined above. The materials used will be matching brickwork and roof tiles. The extension also features a first-floor balcony to the rear.



Policy Context

Planning decisions should be made in accordance with the Local Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) does not change the statutory status of the Local Plan as the starting point for decision making. The Local Authority (LPA) has also adopted a series of Supplementary Planning Documents (SPD) and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan Allocation – Green Belt

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 Barnsley Local Plan (BLP) 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 the decision-making process as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable 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.

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.

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.

Policy GB1: Protection of Green Belt – In accordance with the NPPF, the erection of new buildings within the green belt will be classed as ‘inappropriate’ development with sites in the green belt being protected from such. Exceptions to this are:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries;
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs; and
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land).

All such buildings will still be considered in terms of their impact on the openness of the green belt and whether they cause other harm. In accordance with the NPPF and as set out in GB1, the Council will not allow proposals for 'inappropriate' development in the Green Belt unless it can be shown that there are very special circumstances that justify setting aside local and national policy.

Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt – Provided that it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

- Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces;
- Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building; and
- Dividing an existing house to form smaller units of accommodation.

All such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway 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. The general principles are that proposals should:

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety.

The above principles are to reflect the revised principles in 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. Where a Local Plan is absent or relevant policies are out-of-date, permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. This is assessed against the policies in the NPPF as a whole; or where specific policies in the NPPF indicate development should be restricted or material considerations indicate otherwise.

In respect of this application, relevant policies include;

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”*.

Consultations

Highways Development Control (DC) were consulted and raised no objections as the proposals do not affect the current access, parking and turning arrangements of the site, nor does the proposal adversely impact upon the highway.

Representations

Neighbour notification letters were sent to surrounding properties, one objection was received and in summary raised the following;

- The proposed raising of the roof of the host dwelling to incorporate two large bedroom windows will directly overlook the property opposite and cause an intrusion of privacy

Although the proposal will create two first floor windows these are not deemed any more harmful to overlooking of the properties opposite than the existing first floor windows on the two, two-storey neighbouring properties. Also, the minimum back-to-back distance between facing habitable rooms from the Design of Housing Development SPD is 21 meters and where front elevations face a road the distance should be 12 meters (in this case one dwelling is two-storey and one single storey). The distance between the host dwelling and dwellings opposite is approximately 29 meters and therefore an acceptable separation distance as to not cause significantly detrimental overlooking.

One comment was also received from the neighbour at 157 Weetshaw Lane of which has a shared access with the host dwelling and in summary raised the following;

- The proposed rear extension spans the full width of the original dwelling which would impact the section of shared driveway
- The site plan shows parking arrangements for the host dwelling and if it is intended to work in this manner then it appears to cut off vehicular access to the neighbouring parking area
- The side (west) elevation shows horizontal guttering, and the shared driveway would become difficult to navigate via vehicle if anything protruded from the western wall of the property
- Access is always required to the shared driveway, and it is never to be blocked off by contractors' vehicles, equipment or scaffolding both in the driveway and on the road outside

The parking shown on the site plan is only for illustrative purposes to display that there is capacity on site for two off-street parking spaces. Issues in relation to ownership, boundaries and drainage are not material planning considerations and therefore cannot be taken into account in the determination of a planning application.

A Construction method statement has been prepared that in short explains that the applicant has agreed the lease of both 153 and 151 Weetshaw Lane with access around the rear of these properties to enable the build without obstruction to no.157.

Assessment

Principle of Development

The site falls within Green Belt as such, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles from the SPD and the following criteria:

- The total size of the proposed and previous extension should not exceed the size of the original dwelling; and
- The original dwelling must form the dominant visual feature of the dwelling as extended

Extensions 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.

Impact on the Green Belt

The starting point to assess extensions and alterations for sites within the Green Belt is identifying how the original dwelling stood in 1948, or whenever the house was built, whichever is later. In this case, the dwelling is shown on the 1948 map. The LPA's historic mapping doesn't show the original outbuildings on the 1948 map, but they are present on the 1960 map. However, the deeds for the property do show the original outbuildings on a map and are dated from 1948. One of the outbuildings is a shelter and clearly from the wartime period pre-1948. Therefore, the case officer is satisfied that the outbuildings can be classed as original and are not later additions.

- Original dwelling = 88.8 sqm
- Original outbuildings (20.16sqm + 39.05sqm) = 59.21 sqm
- Proposed extension = 55.38sqm

As such, whether the existing outbuildings were counted or not, the proposal does not exceed the size of the original dwelling and original outbuildings and is therefore in compliance with Local Plan Policy GB2.

Visual Amenity

The SPD states that *'materials should normally be of the same type, colour and texture to the existing house or as close a match as possible'*. In this case, the proposed materials will match the existing dwelling with matching brickwork and roof tiles being used. These materials also match the two neighbouring properties which are also constructed of redbrick. Also the proposed bay windows to the front of the dwelling are reflective of the existing bay windows and the porch canopy is not deemed harmful to the street scene or the neighbouring dwellings.

The proposal includes a change in roof type from a hipped roof to a pitched roof. The two neighbouring dwellings utilise hipped roofs however due to the differing dwelling sizes there is little symmetry between the two apart from them both being hipped. There are examples of pitched roofed dwellings in the street scene and in close proximity of the host dwelling, therefore although not a match with the neighbouring dwellings due to the mixed street scene it would not be significantly detrimental to the visual amenities of Wheetshaw Lane. The extension utilises a pitched roof which is akin to the proposed pitched roof and carries over from the proposed ridge line with the extensions roof also being aligned at the eaves.

The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

The SPD states that *“two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook”* and that *“extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected”*. There will be some increase in overshadowing and overbearance from the increased roof height, however this is unlikely to be significant for adjacent properties at 153 and 157 Wheetshaw Lane as these dwellings are within the common building line and also two-storey dwellings. These dwellings have heights approximately similar to the proposed height of the host dwelling and offset the impact.

Whilst the proposed extensions are fairly large and increase the size and scale of the dwelling, they would not cause significant harm in terms of overshadowing or being overbearing. Furthermore, the proposed roof lights and slot windows proposed on the side elevations of the dwelling are small in scale and would not cause significant overlooking as they only overlook the side elevations of the neighbouring dwellings which also have existing windows on the side elevations.

Normally, balconies can cause significant overlooking into the private amenity space of neighbouring dwellings. However, the proposed balcony features two privacy screens that restrict viewing from the balcony to the center of the dwelling looking out onto the rear garden of 155 Weetshaw Lane. There are no dwellings to the rear and beyond the rear garden is Green Belt land. As such, there is unlikely to be any detrimental levels of overlooking onto neighbouring dwellings from the balcony.

The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety.

Conclusion

The proposed extensions would not adversely affect the amenity of neighbouring properties; they would not be harmful to what is already a mixed street scene and wouldn't interfere with highway safety. The addition of a balcony to the rear of the dwelling will not cause a significantly detrimental increase in overlooking or negatively impact the visual character of the area. As such, the proposal is in accordance with Local Plan Policies GD1, D1 & GB2 and therefore acceptable.

Recommendation

Approve with conditions