

2023/0311

Mr G Micklethwaite

Erection of two storey and single storey extensions to rear of dwelling.

102 Upper Hoyland Road, Hoyland, Barnsley, S74 9NL

Site Location & Description

Upper Hoyland Road is a residential road located off Hawshaw Lane, at the junction of Hawshaw Lane and Kirk Balk, Hoyland.

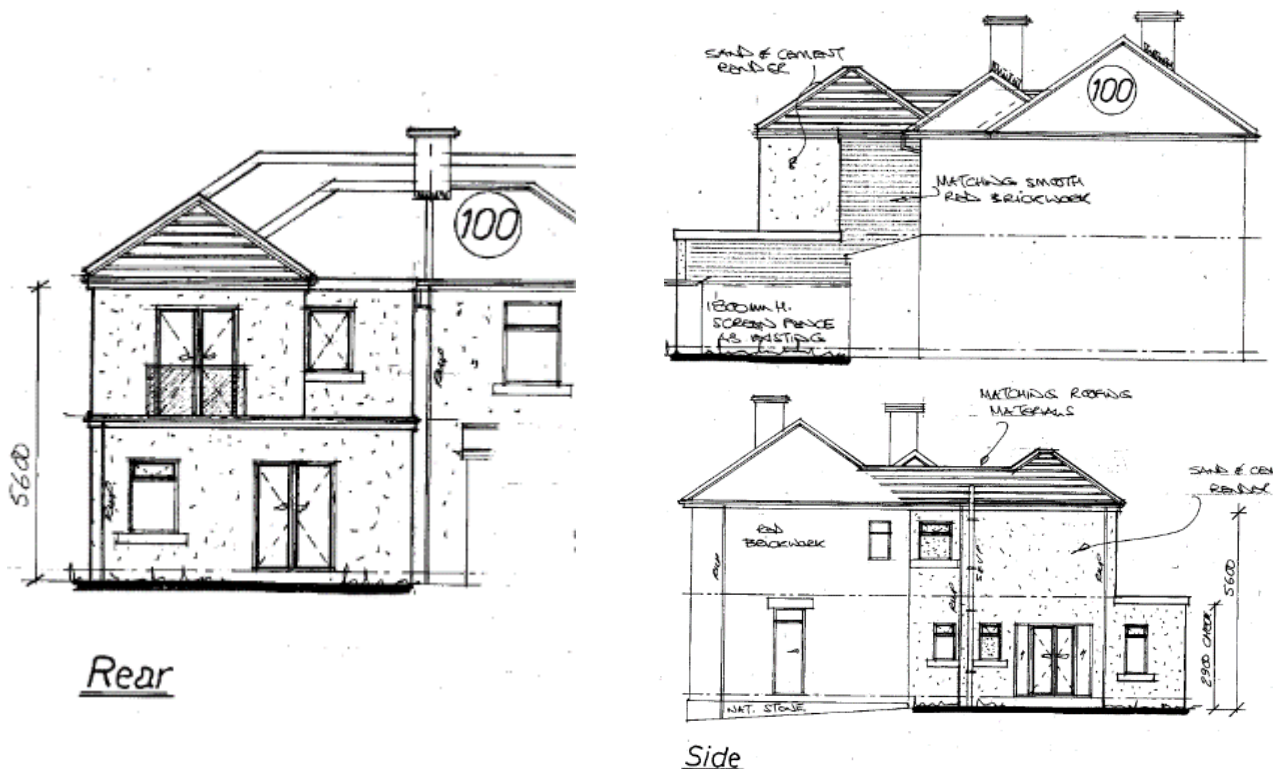
The road is a no through road serving various residential properties and farmsteads and is characterised by a mix of old and new housing stock of varying types and design.

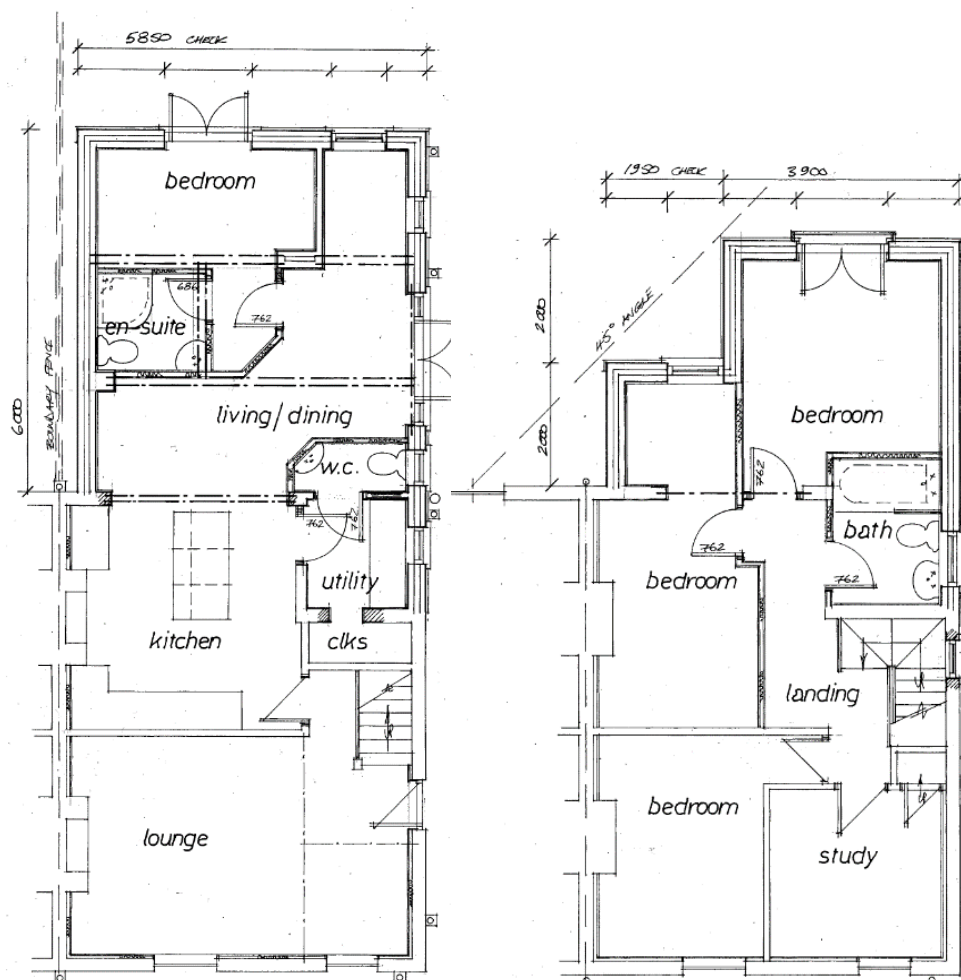
The property in question is a semi-detached, red brick-built property located at the back edge of the pavement and benefits from a driveway to the north, along the side boundary serving access to a detached garage.

The dwelling has a two-storey flat roof projection which appears to form part of the original dwelling. There is no planning history on the site and the attached dwelling also benefits from the same 'extension'. The rear elevation is rendered.

Proposed Development

The applicant seeks permission for the erection of a single-storey and two-storey rear extensions. The single storey rear extension is to project 6m from the rear elevation, extending the full width of the property. The two-storey rear extension is to project between 2 and 4m from the rear elevation, the shorter projection being located adjacent to the party boundary.





The plans submitted originally included a flat roof extension to the two-storey element, however, amendments were requested and amended plans submitted.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

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 two storey rear extension to semi-detached properties should be designed with a projection of less than 3.5m, 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.

The proposed extensions are contrary to the principles set out in the SPD; however, the single storey element does fall within the parameters of the Larger Home Extension development as set out in the Town and Country Planning (General Permitted Development Order) 2015 (as amended).

This allows homeowners to erect single storey rear extensions up to 6m on semi-detached properties without the need for planning permission where no neighbouring properties object.

For the purposes of daylight and to avoid an overbearing relationship with neighbouring properties, particularly adjoining ones, a 45-degree rule is applied to assess the impact a rear extension would have. A 45-degree quadrant is taken from the mid-point of the potentially affected window; if the extension falls within this area, then it is considered that the proposal would have an overbearing impact on the neighbouring dwelling.

Whilst the single storey element would fall within the 45-degree quadrant, it does fall within the parameters of the larger home extension when taken from the adjoining dwelling and given that there have been no objections received from the neighbouring dwelling it is considered acceptable in this instance. The two-storey element has been designed with a step in to avoid intersecting the quadrant, which will limit reducing levels of outlook.

It is not considered that the proposed extensions would impact on the property to the north west, 104 Upper Hoyland Road, due to it being set at a higher level and back from the application property and separated from it by the driveway and garage associated with the application property. A 45-degree quadrant has also been taken from the front elevation window and the proposed extension would not intersect it, therefore not reducing levels of outlook.

The proposed extension does not include windows along either side elevation, and those located in the rear are located a sufficient distance from the rear boundary and as such would not increase levels of overlooking.

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

The design of the existing dwelling and its flat roof projection, and construction materials limit the design of the proposed extension. The scheme was initially submitted with flat roofs to all elements; however, this was considered unacceptable given the prominence of the north-western side elevation within the street scene.

Amendments were sought and submitted which includes a hipped roof on the two-storey element adjacent to the north-western boundary. Whilst not ideal due to the varying ridge heights it is considered an improvement of a flat roof and avoids the awkward junction of a flat roof with hipped roof. It is acknowledged that the smaller two-storey rear element and the single storey element are designed with a flat roof, however, these elements are not as prominent within the street scene and are screened by other elements the proposal and the existing detached garage located along the north-western boundary.

The existing two storey flat roof projection and the rear elevation have been covered in a pebble dash render; it is proposed to have the proposed extensions also constructed in this render which, whilst not ideal given the prominence of the side elevation, does match the existing dwelling and any other material would be at further odds.

Hoyland Lowe Stand, a Grade II Listed Building is located approximately 200m to the south east. The Conservation Officer has been consulted and raises no objection to the proposal. Hawshaw Lane and Upper Hoyland Road are not considered reflective or sympathetic to the setting of Lowe Stand due to the 20th Century encroachment of modern housing types. Given the existing lack of positive contribution to the setting, the small-scale nature of the development and the separation distance involved, there is no harm considered.

Based on the assessment above it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policies D1: High Quality Design and Place Making and HE1 The Historic Environment.

Highway safety

The proposal does not result in the requirement for additional parking provision, nor does it see the loss of existing parking provision and as such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4.

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, HE1 and T4 and is acceptable.

Recommendation

Approve with conditions