2023/0120

Ms Louise Stevenson

18 Kingwell Road, Worsbrough, Barnsley, S70 4HF

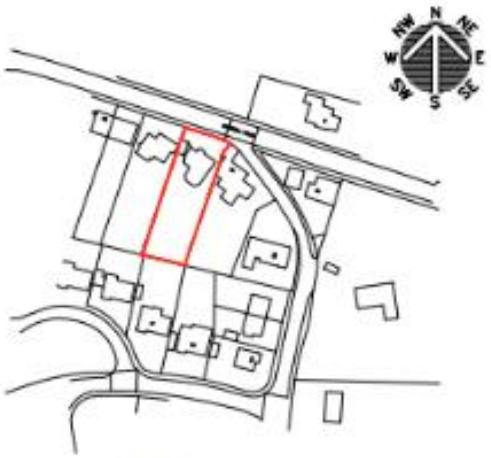
Single storey front extension to dwelling

Site Description

18, Kingwell Road is a two storey, detached dwelling located in Worsbrough, Barnsley; located in an area which is predominantly residential, dwellings can be found in all directions around the site but most prominently to the South and West, with various greenspace and vacant land to the North. In the immediate area around the site, Kingwell Road comprises of two-storey detached and semi-detached dwellings, varying in scale and design. Differences in roof type and external materials can be found with pitched, gable, hipped, and mansard roof types found, and stone, brick, and render most utilised.

The site address utilises stonework and red coloured roof tiles on a mansard roof. Evidence of render can be found to the side elevation of the original dwelling and brickwork to the side elevation of an existing flat roof attached garage. The dwelling also benefits from an existing small extension to the front of the dwelling that utilises matching external materials, including stone, roof tiles and a lean-to roof.

The site address does not form a uniform building line with neighbouring properties, instead it is positioned at an angle that is slightly set forward of neighbouring property 20 Kingwell Road and set back from neighbouring property 16 Kingwell Road. Access to the dwelling is gained from Kingwell Road and leads onto an existing driveway to the front of an attached garage. The site is bounded by stone and brick-built walls to the front of the dwelling.



LOCATION PLAN
SCALE 1:1250







Planning History

There is no previous planning history available for this site.

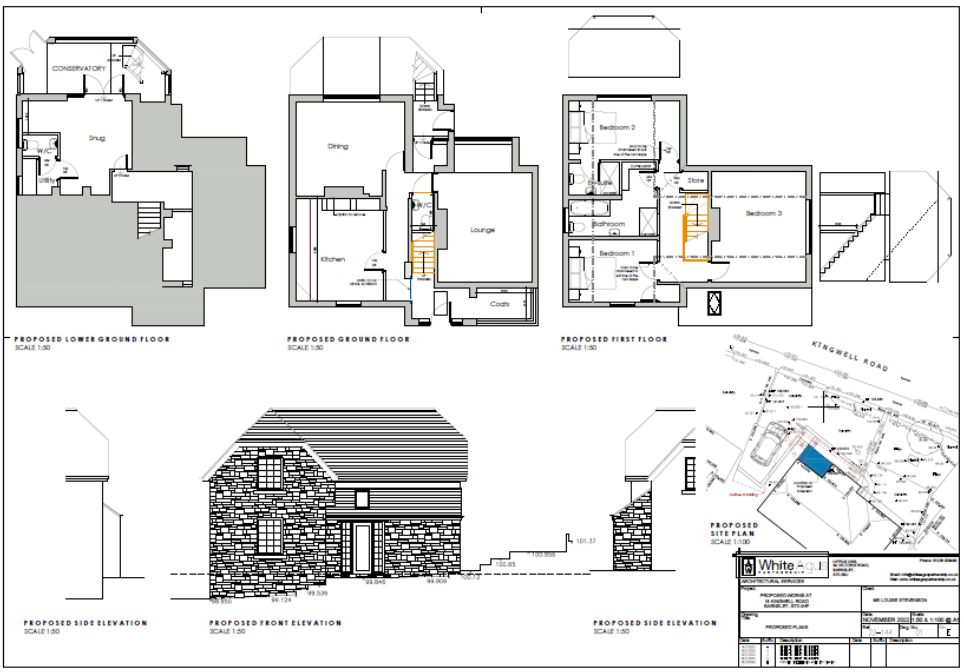
Proposed Development

The applicant is seeking approval for the erection of a single storey extension to the front of the dwelling.

The dwelling benefits from an existing single storey extension to the front which has an approximate width of 3 metres and an approximate projection from the front elevation of the dwelling of 0.75 metres, extending to 1.57 metres due to the design of the original dwelling. The existing front extension has an approximate eaves and ridge height of 2.6 metres and 3.75 metres respectively.

The proposed extension would adjoin the existing extension, therefore, maintaining current projection, eaves, and ridge height measurements; however, the overall width will increase to approximately 5.6 metres, an increase of approximately 2.6 metres.

The proposed extension would continue to utilise a lean-to roof and matching external materials, including stone, roof tiles, and white UPVC. Moreover, the proposals show the relocation of the front door from the side elevation of the existing front extension to the front elevation with provisions for a small skylight within the roof plane of the extension.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which 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 Allocation – Urban Fabric

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 SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport 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; reflecting the principles of 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. In respect of this application, relevant policies include:

- ***Section 12: Achieving well designed places.***

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties, no objections or comments were 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; therefore, 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.

Visual Amenity

The SPD states that *"The front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene."* Moreover, the SPD states that *'extensions at the front of individually-designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable, specifically where the extension would complement the original dwelling and not adversely affect the amenity of neighbouring properties.'* Additionally, the SPD states that *'materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible'.*

In this instance, the proposed extension would be to the front of a dwelling that is situated within a staggered building line and set back from the highway. The proposed extension would be modest in scale and would maintain the current projection and height measurements of the existing extension, adopting its design and features. The front door would be repositioned and placed on the front elevation of the front extension, the associated glazing either side of the doorway would match the design of existing window openings within the original dwelling. The proposed extension would also utilise external materials that would match those utilised by the original dwelling, including stone, tiling, and UPVC.

The proposed extension to the front of the dwelling would be a prominent feature within the street scene; however, the use of matching materials, its modest scale, and its utilisation of a roof that would appropriately reflect the style and pitch of the roof of the original dwelling is considered sufficient to avoid harmful impacts that would be detrimental to the character of the street scene. The proposals would, therefore, compliment the original dwelling and not detract from its quality nor the character of the street scene.

The proposals, therefore, are considered sympathetic to the main dwelling and consistent with the character of the street scene and are considered acceptable and in compliance with Local plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Residential Amenity

Proposals for extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that '*extensions at the front of individually-designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable, specifically where the extension would complement the original dwelling and not adversely affect the amenity of neighbouring properties.'*

In this instance, the proposals would not be considered overbearing resulting in an increase of overshadowing, nor would the proposals result in an increase of overlooking, resulting in loss of privacy that would be detrimental to the amenity of neighbouring properties. The proposed extension would be modest in scale and would maintain the existing projection and height measurements of the existing extension with no provisions for windows to be included in either side elevation.

Moreover, the proposed extension would be to the front of a dwelling within a staggered building line and set back from the highway. The original dwelling is set forward of neighbouring property 20 Kingwell Road, however, due to the angled positioning of both properties, No.18 and neighbouring No.20, and an existing garage extension to No.18 located between the two properties, the proposed extension would be unlikely to adversely affect the amenity of neighbouring No.20. The original dwelling is set back from neighbouring property 16 Kingwell Road and therefore, the proposed extension is unlikely to affect the amenity of this property.

The proposals, therefore, would be considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

Highway Safety

The location of the proposed extension would be located to the front of the dwelling and to the side of an existing driveway and attached garage. The proposals would not affect existing parking provisions and therefore, the proposed erection of an extension would not result in any loss of existing off-street parking provision and is unlikely to increase levels of obscurity or distraction that would be to the detriment of highways safety.

As such, the proposals would be considered acceptable and in compliance with Local plan Policy T4: New Development and Transport Safety.

Recommendation

Approve with Conditions