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**2022/0120**

Mr Darren Eades

Proposed front extension to dwelling

12 Dove Close, Wombwell, Barnsley, S73 0SJ

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### **Description**

The property is a detached dwelling, with the appearance of a bungalow from the front elevation and two storey dwelling to the rear. The property is clad in stone to the front and brick to the rear. The dwelling is located within a purely residential area with a variety of property styles and materials. There are a variety of front extensions within the immediate streetscene.

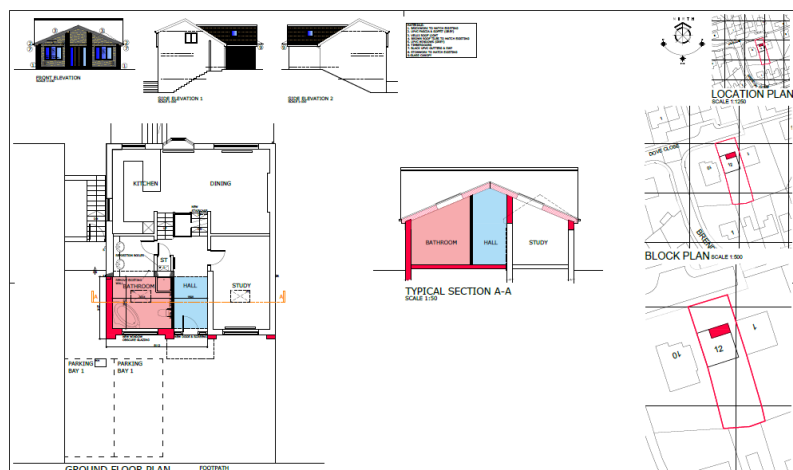


### **Proposed Development**

The applicant sought permission for the erection of a two storey front extension including raising of roof height and roof space extension.

Concerns were raised during the application process due to the extent of the proposals and materials. Amended plans have subsequently been received which have reduced the proposal to a single storey front extension only. The proposed use of render has been removed and it is now proposed to clad the extension.

The proposed extension as per the amended plans received, has a projection of 3.17m and a width of 5.12m. This would bring the front elevation forwards to meet the existing forwards projection. The proposed materials would match the existing materials with stone cladding and brick.



## Policy Context

Planning decision 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 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 in the year 2000) and the Core Strategy (adopted in 2011).

## Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

### Policy SD1 Presumption in favour of Sustainable Development

When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

### Policy GD1 General Development

Proposals for development will be approved if:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;
- They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;
- Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;
- Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;

- Any drains, culverts and other surface water bodies that may cross the site are considered;
- Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- Any pylons are considered in the layout; and
- Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

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### **Policy D1 High Quality Design and Place Making**

Design Principles:

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, including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and
- Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian network;
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;
- Create clear distinctions between public and private spaces;
- Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high quality materials;
- Include a comprehensive and high quality scheme for hard and soft landscaping; and
- Provide high quality public realm.

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

### **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**

Highways DC - The property currently has provision for two vehicles to park off-street. It is unclear whether these proposals include the retention of this required provision as no such details are included on the proposed block plan.

This service is unable to support the scheme until such a time that it is confirmed that the proposals include the provision of two off-street parking spaces.

Subsequent amended plans have demonstrated that 2 car parking spaces will be retained.

## **Representations**

Neighbour notification letters were sent to surrounding properties – 1 comment was received. The issues raised were regarding the potential loss of privacy from the full length upper ground floor level lounge area. However this part of the scheme has been amended and the upper lounge area has been removed from the proposal

## **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

The proposed front extension would bring the front elevation forwards to match the existing pitched roof extension, therefore there would be no extension that would project further than the current building. Whilst a window is proposed in the front elevation, this would be obscurely glazed due to being a bathroom. There are no windows proposed to the side elevation. As a result of the design, there would be no increase in overlooking of neighbouring properties.

Comments were received during the consultation period concerned about the potential for loss of privacy arising from overlooking due to the glazing that was proposed to the front elevation. As this element has been removed from the scheme, this area of concern has now been removed.

The adjacent properties have also been extended and as a result of the buildline, the proposal would not create an overbearing impact.

It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1

### Visual Amenity

The Supplementary Planning Document for House Extensions states that 'front 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 or cause overshadowing to neighbouring dwellings.

In this instance the proposed extension projects 3m from set back of the front elevation and is of a high quality design. It takes reference from the existing front extension in terms of design and materials.



Past street scene photo

As can be seen from the photo above the property, like its neighbour, had a couple of flat roof extensions which did not harmonise well with the property. The proposal would be seen as an improvement on that previous appearance and extends on the design of the existing extension to produce a higher quality frontage

The roofline would mirror the existing pitch of the front elevation and it is proposed to use matching materials to the existing front elevation.

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 or the requirement for additional provision and as such is considered acceptable in terms of its impact on highway safety. The agent has shown on the drawing that 2 car parking spaces are retained to the front of the property.

#### **Recommendation**

**Approve** with conditions