
2022/1100

Mr E Gahramanoy

Erection of ground floor and basement level extension to rear and formation of balcony to rear with associated privacy screen and staircase to garden level

163 Park Road, Barnsley, S70 1YL

Site Location & Description

The A6133 Park Road is a busy arterial route linking the town centre to the east of the borough. The area is predominantly two-storey residential properties with a mix of housing designs.

The application relates to a mid-terrace property located opposite the junction of Highstone Avenue and Park Road. The dwelling is split-level, with the appearance of a two-storey property at the front and a three-storey property at the rear, excluding the loft conversion. The dwelling is a brick-built, stone fronted property constructed at the turn of the 20th century. The dwellings within the row, all benefit from two-storey rear projections which form part of the original dwelling.

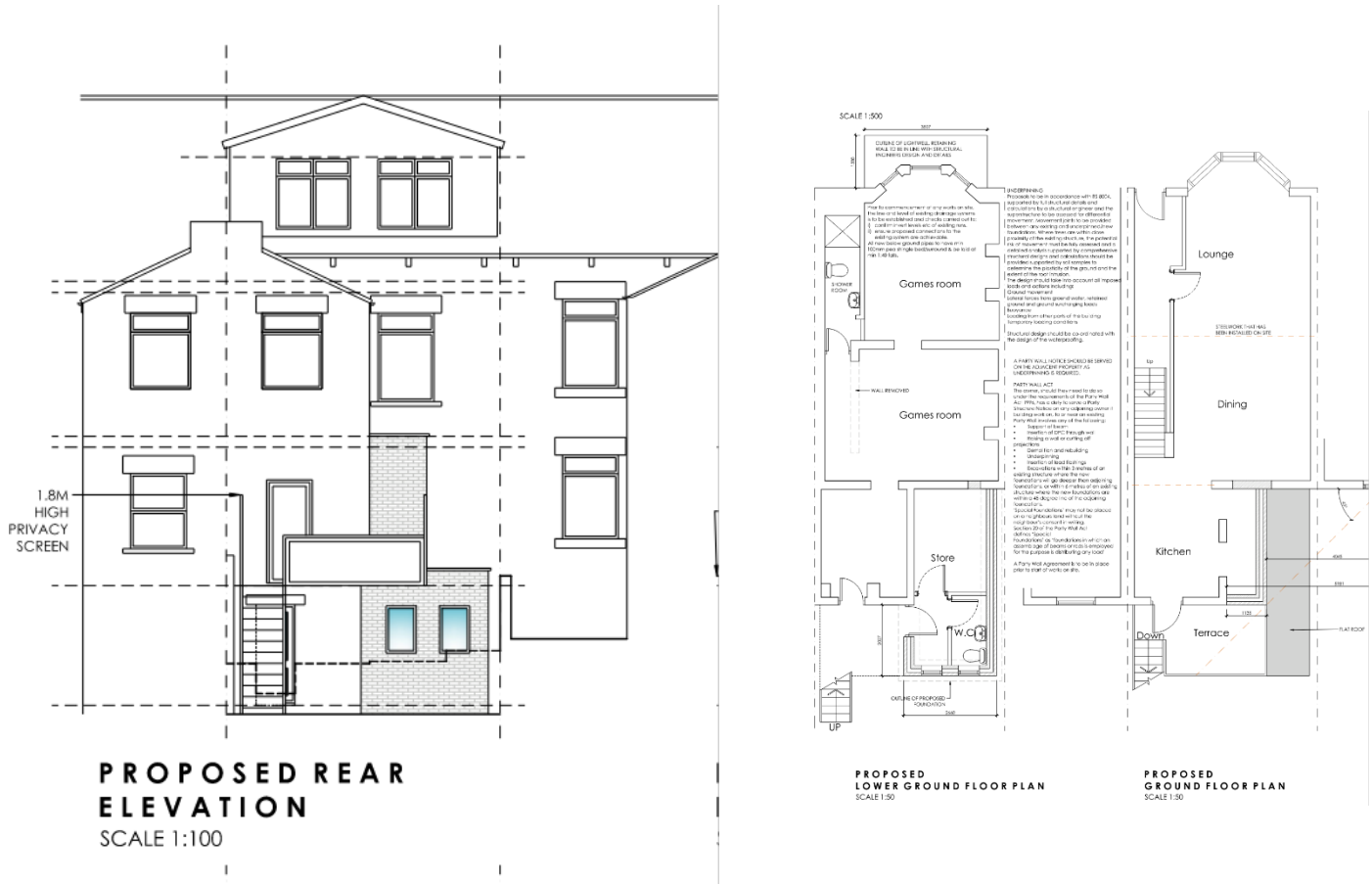
The properties do not benefit from formal rear gardens; however, they do benefit from a rear yard which backs onto the access road which runs along the rear boundaries of the properties and those on Wall Street.



Proposed Development

The applicant seeks permission for the erection of an extension to the north-western rear elevation of the dwelling. The extension is to project 5.35m from the rear elevation at basement level, extending 2.66m along, it. Infilling the existing gap between the original rear projection and the party boundary and extending 2m beyond the existing rearwards projection. It is also proposed to erect an extension above, at ground floor level, projecting 1.1m from the side elevation of the existing rear projection with a terrace area extending 2m beyond it and up to the side elevation of the proposed ground floor extension, privacy screens to a height of 1.8m have been incorporated.

The plans have been amended during the application process due to concerns of the impact of the original proposal on the neighbouring property to the south-west, 165 Park Road.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and 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 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

None

Representations

Neighbour notification letters were sent to surrounding properties; no representations been received either to the original development or subsequent re-consultations.

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 terraced dwellings should not project more than 4m and that the eaves height should not exceed 2.5m where the extension would project beyond 3m.

It is acknowledged that the extension at basement level has a significant projection, however it is set at a lower level than the neighbouring dwelling to the south-west 165 Park Road and is set away from the boundary with the property to the north-east by 2.6m, therefore the basement level

of the extension would not lead to an increase in overshadowing of the neighbouring dwellings to a detrimental level.

The ground floor kitchen extension is to extend the kitchen by 1.1m in width, this would result in the extension extending closer to the side elevation of the two-storey projection at 165 Park Road, as there is a habitable room window in this elevation, the proposed extension could result in a loss of outlook. However, given that the extension is to only project 1.1m to this window and the neighbours have raised no objection, is it not considered that the increase would result in a significant loss of outlook. In addition to this window, a habitable room window is located on the rear elevation of the neighbouring dwelling, and the inclusion of the extension could result in a loss of outlook. However, the extension has been designed not to intersect the 45-degree quadrant taken from the mid-point of this window. Therefore, it is considered that the ground floor extension would not have a detrimental impact on the amenity of the neighbouring property by means of loss of outlook.

There are no windows located on the side elevation of the proposed extensions which would not lead to overlooking. However, the proposal does include a terrace area extending 2m from the rear elevation of the two-storey projection, extending to the side elevation of the kitchen extension; this could lead to an increase in overlooking of the neighbouring dwellings, however 1.8m high privacy screen to both side boundaries is proposed to prevent increasing levels of overlooking. Other than the height no details have been provided however a condition will be included to ensure the screen is obscurely glazed to a suitable level to prevent overlooking.

In light of the above, it is therefore considered that the proposal would have a detrimental impact on the neighbouring dwelling and as such is unacceptable and contrary to Local Plan Policy GD1

Visual Amenity

The proposed development is to be located on the rear elevation and whilst the rear elevation is visible from the access road to the rear, it does not form a dominant feature within the street scene. Nevertheless, the proposed extension is designed to be constructed from materials which match the original dwelling, 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 Concerns

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 and T4 and is acceptable.

Recommendation

Approve with conditions