

Planning Department
Barnsley MBC
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S70 9GG

25 November 2020

MJB/JB 20.25

Dear Sir

Re: **Extension to dwelling – 69 Station Road Royston Barnsley S71 4HZ**

1.0 Proposals

The proposals involve the front, side, rear and first floor extension of an existing bungalow to create a large family home. The existing bungalow requires modernization and occupies a small part of a very large plot which is more than adequate to accommodate the proposed alterations and extensions without affecting the amenity of local residents or creating any over-bearing or over-shaddowing effects on its neighbours.

2.0 Planning Policy

The applicants have considered national and Local Planning Policies and in particular, the guidance provided in the Barnsley Local Plan SPD House Extensions and other Domestic Alterations and in particular the General Principles which states:

Para 3.1 Proposals for house extensions, roof alterations, outbuildings and other domestic alterations should:

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 streetscene
4. Not interfere with highway safety.

1. Scale and Design

The existing dwelling is a modest and relatively unattractive bungalow. It is not considered necessary in this situation for extensions to be designed to be subservient in a way that would maintain the dominance of the original building which itself has little merit. We believe that, as a fall back position, it would be possible to obtain planning permission to take down the existing bungalow and replace it with a new build dwelling or dwellings, of similar size and scale of the

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proposed dwelling created by the extensions and therefore restricting extensions to the existing bungalow to those that are subservient and maintain a similar appearance cannot be justified.

2. Amenity of neighbouring properties

The size of the plot is such that the proposals achieve and exceed all recommendations in terms of minimum distances between dwellings such that they would not adversely affect the amenity of neighbouring properties in terms of overlooking or overbearing or overshadowing.

3. Maintain the character of the streetscene

There is no defined character to the streetscene and existing properties either side and opposite the site area mix of stone render and brick bungalows, two storey houses and commercial uses. The proposals are capable of improving the visual amenity and general appearance of the area.

4. Not interfere with highways safety

The existing dwelling is served with a vehicular access which has been re-designed and widened. Whilst some vehicular intensification of the access road is likely to occur, it is no more that would be expected were the existing bungalow to be modernized and subject to more modest extensions. The works would not be expected to interfere with highway safety.

3.0 Assessment

3.1 Context

The existing bungalow is built of brick with a plain tiled roof with access from a private drive which serves four other dwellings.



Fig 01. Existing access



Fig 02. Existing access drive looking south



Fig 03. Front Elevation – West



Fig 04. Front, West and gable - North



Fig 05. Gable north and rear lean-to



Fig 06. Rear East Elevation



Fig 07. Rear East and adj boundary hedge



Fig 08. Rear garden looking east

The site is relatively flat with unmaintained boundaries and gardens that are overgrown. Adjacent properties are mainly residential comprising individually designed bungalows and two storey dwellings.

3.2 Protected Species

A Bat Survey has been prepared by Middleton Ecology and a copy of the report is included with the application documents.

The report did not identify any protected species at the site but recommended measures to improve bio-diversity including the installation of an integrated bat box, a house sparrow terrace, and provision for hedgehogs to pass through new boundary fences. These recommendations have been added to the proposals plan ref P1 Rev C.

3.3 Trees

A Tree Survey has been prepared by James Royston and a copy of the report is included with the application documents.

The proposals require the removal of one 'low' value apple tree and recommends removal of a group of number of Robinia due to condition. The applicants would also like to remove Leyland Cypress tree in two locations which are overgrown. No significant trees are to be retained and further measures including protective fencing are therefore considered unnecessary.

3.4 Drainage and Flood Risk

Foul Drainage

Foul drainage connects to an existing sewer in land at the rear and the mains drainage connection will be retained.

Surface Water Drainage

The outfall of surface water drainage is unknown but it is anticipated that new surface water drains will be taken to soakaways. Percolation tests in accordance with BRE Digest 365 will be necessary to help calculate the size of soakaways required.

Flood Risk

The site is located within Flood Zone 1 where there is a low probability of flooding according to the Environment Agency's Flood mapping data, and no requirement to provide a Flood Risk Assessment.

The proposals are not located close to a watercourse or culvert, and due to the fact that they create no additional drained area, they will not increase the risk of flooding elsewhere.

3.5 Contamination and Coal Mining Risk

The risk from contamination is considered to be low. Historic Ordnance Survey plans indicate a previous use of the land as farmland prior to the erection of the bungalow in the mid 1970's. The Coal Authority interactive maps appear to show that the site is not located within a Development High Risk Area and therefore a Coal Mining Risk Assessment is not required.

4.0 Evaluation

4.1 Use

The existing use is residential and the proposed use is residential.

4.2 Amount

The existing bungalow has a floor area of 95.4sqm which includes the rear conservatory addition. This will be removed and an extension added which will increase the floor area to a total of 355sqm; 210sqm at ground floor including the garages, and 145sqm at first floor, part of which is located within roof space.

4.3 Layout

The layout is shown on the Proposals Plan P1 Rev C and the Block plan BP01. The existing access has been repositioned to serve a double garage within the extension and the existing access has been closed.

4.4 Scale

The proposed extension increases the scale of the building from a single storey bungalow to a low two storey building with swept roof to the frontage. Although the scale is increased it is not inappropriate given the size of the plot, the distances that have been retained to existing boundaries and distances retained to existing dwellings that are adjacent. An assessment of the appropriateness of the extensions is examined in para 2.0 with reference to the SPD House Extensions and other Domestic Alterations.

4.5 Landscaping

No significant landscaping has been proposed. Details of hard landscaping is provided on the plan ref: P1 Rev C.

4.6 Appearance

The existing building is a relatively unattractive brick-built bungalow on a large plot of land that lends itself to redevelopment. Although the applicants would have the option to replace it with a new dwelling they would prefer to alter and extend the existing building to create a modern

family home which combines steeply pitched roofs with render finishes and cladding to the external walls and stone or brick feature panels and dark grey window and door frames.



Fig 09. Proposed Front Elevation

The front elevation combines traditional proportions and physical appearance with the use of contemporary materials whilst additional areas of glazing and a flat roof extension at the rear strengthen the contemporary appearance where it does not adversely conflict with adjacent dwellings.



Fig 10. Proposed Rear Elevation

5.0 Summary

The proposals comprise extensive works to improve and modernize an existing dwelling and create a modern family home. They are not out of scale and proportionate to the large plot, affording the opportunity to undertake the works and creating a house that is neither overbearing nor has any detrimental effect on the amenity of neighbours. The proposals provide an opportunity to improve the visual amenity and appearance of the area.

We look forward to the councils support in respect of these proposals.

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