
2022/0764

Mr A Argeant

Erection of first floor side and single storey rear extensions to dwelling.

9 Mickledon Way, Pogmoor, Barnsley, S75 2JH

Site Location & Description

Mickledon Way is a residential estate cul-de-sac located off Pogmoor Road, a main route linking to Dodworth Road and the M1. The area is residential in nature; with the residential properties generally two-storey, semi-detached or detached dwellings. There are examples of two-storey and first-floor extensions within the street scene.

The application relates to a two-storey, detached brick-built dwelling located in the north-eastern corner of the cul-de-sac. The dwelling is set back from the highway with an integral double garage and parking area to the front of the property and a modest garden to the rear.



Proposed Development

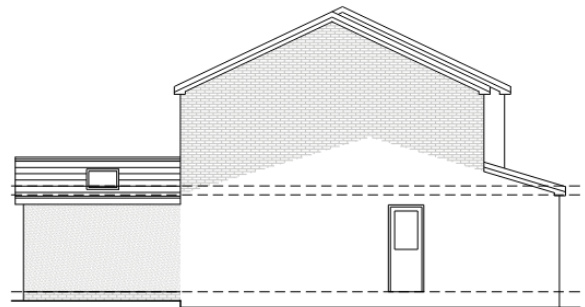
The applicant seeks permission for the erection of first floor side extension above the existing attached side garage and the erection of a single storey rear extension to the north-eastern elevation.

The side extension is to project 5.24m from the side elevation extending the full depth of the original property. The single storey rear extension is to project 3.8m from the rear elevation, extending

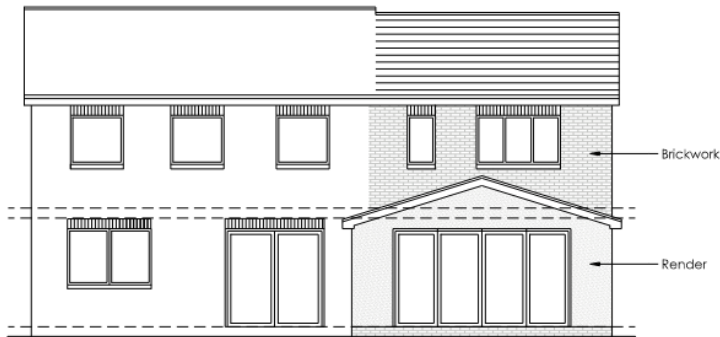
5.6m along it, with a height of 2.6m to the eaves and 3.4m to the ridge.



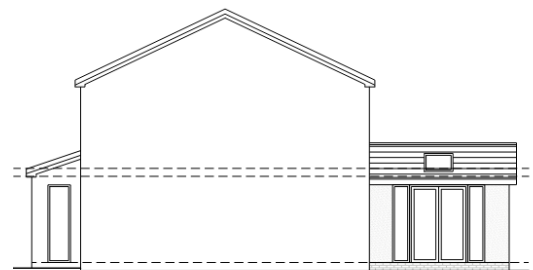
**PROPOSED
FRONT ELEVATION**
SCALE 1:100



**PROPOSED
SIDE ELEVATION**
SCALE 1:100



**PROPOSED
REAR ELEVATION**
SCALE 1:100



**PROPOSED
SIDE ELEVATION**
SCALE 1:100

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (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.

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps 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 letters of representation have 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

The SPD sets out guidance in relation to the extensions to ensure that extensions are designed to limit the impact on neighbouring dwellings. It states that habitable room windows should be located 10m from a boundary with a rear garden and that 21m should be maintained between facing habitable room windows; habitable rooms are taken to include lounge/living room, dining room, kitchen, bedroom, and study.

The proposed first floor side extension is to be located above the existing garage and would not project closer to the front or rear boundaries than the existing dwelling, therefore, not increasing levels of overlooking of the properties to the front or rear. It is therefore considered that the proposed first floor side extension would not increase levels of overlooking to a detrimental level.

Whilst the proposed first floor side extension would be located to the south of the neighbouring property, 7 Mickledon Way, it is to be located within the building line of the original dwelling and therefore would not increase levels of overshadowing of it, which also benefits from a two-storey rear extension.

The single storey rear extension falls within the parameters of permitted development; nevertheless, it requires planning permission as it is proposed to be constructed of materials which

are not of a similar appearance to those used in the original dwelling. However, a rear extension of the same size could be erected under permitted development where the materials match and therefore the impact on residential amenity is not under consideration as part of this application.

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 to a detrimental level and is in compliance with Local Plan Policy GD1.

Visual Amenity

The SPD states that 'the design of a two-storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection, i.e., more than 2/3 the width of the original dwelling'. In this instance the proposed extension projects 5.24m from the side elevation and therefore fails to comply with the guidance set out in the supplementary planning document. However, at 5.24m, the extension exceeds this guidance by only 0.4m and given that the proposed first floor extension is to be located above the existing sideways projection, which appears to form part of the original dwelling, and that the dwelling is located in a corner plot at the head of a cul-de-sac, it is not considered that the proposed extension would form a dominant feature within the street scene to the detriment of visual amenity.

The document also states that two-storey side extensions should have a set back from the front elevation by at least 500mm, to allow for a vertical break in the roof plane, a lowering of the ridge line and to reduce the terracing effect. The set-back also lessens the unsightly bonding of old and new materials. The dwelling incorporates a set-back of 500mm at first floor level, which allows for a vertical break in materials on the front elevation and a corresponding lowering of the ridge line, ensuring the original dwelling remains the dominant feature.

The proposed first floor side extension is to be constructed from brickwork to match the existing dwelling and is designed with detailing to match. Whilst the dimensions of the single storey rear extension fall within the parameters of permitted development, given that it is to be rendered, planning permission is required as materials do not match the existing dwelling. Given that the single storey extension is to be located on the rear elevation and is not located within a prominent position within the street scene or highly visible from public vantage points, it is considered that the rendered extension is acceptable.

Based on the above it is therefore considered that the proposed extensions and alterations are 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, as such is considered acceptable in terms of its impact on highway safety.

Recommendation

Approve with conditions