

2023/0214

Mr Alex Ball

88 Intake Lane, Pogmoor, Barnsley, S75 2HY

Two and a half storey side extension, loft conversion with flat roof box dormer extension on rear roof plane and new roof lights to front, single storey and one a half storey front extensions and conversion of 3 out of 4 bays of existing detached garage into an annex

## Site Description

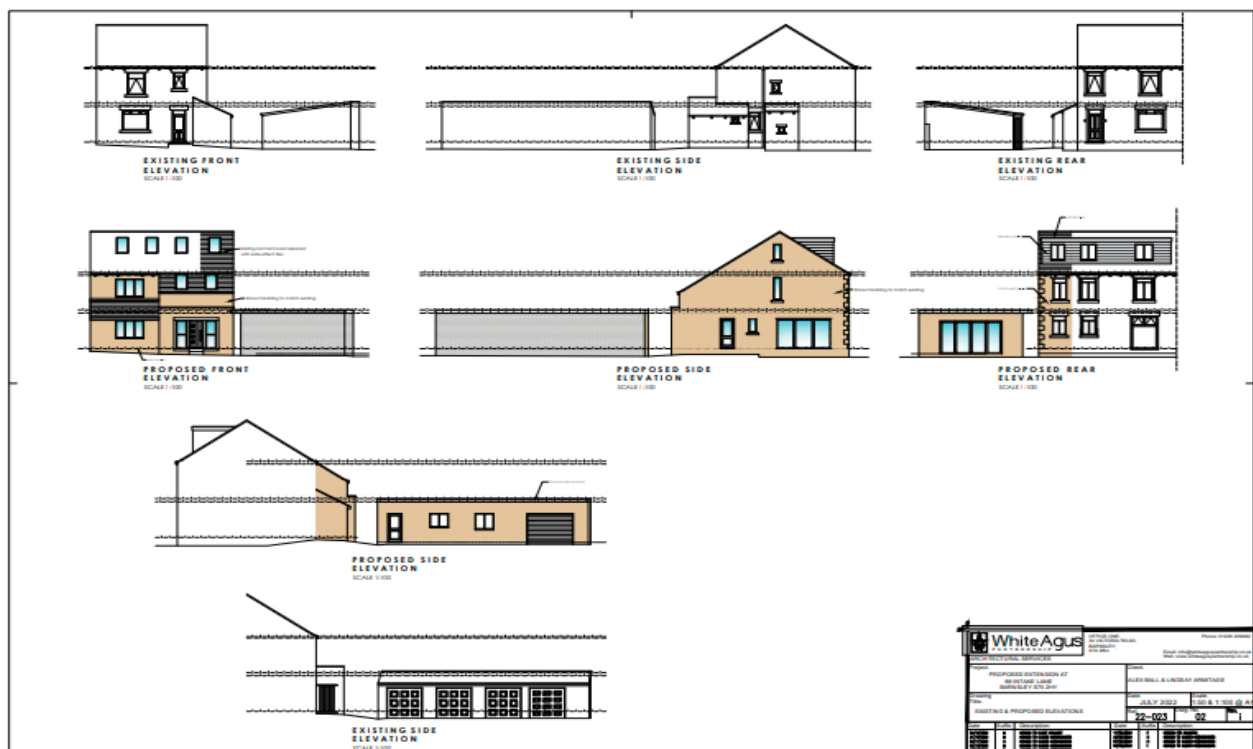
The dwelling is a two-storey semi-detached dwelling located in Pogmoor. Intake Lane has a mixed residential street scene featuring a variety of dwelling types, design and materials used. The dwelling is accessed by a private drive off Intake Lane and has a large, detached garage and single storey extension to the front. To the rear is a garden area.

## Planning History

B/76/2639/DT - To erect private garage

B/92/1074/DT - Erection of three garages and re-roof existing stable

## Proposed Development



The applicant seeks approval for the erection of a two-storey side extension, loft dormer conversion, single storey front extension and partial garage conversion into living accommodation. The side extension will project 2.1 metres from the side (north) elevation of the dwelling and has a width of 10.9 metres. The extension features a pitched roof with a ridge height of 9.35 metres and an eaves height of 6.15 metres. The materials used will be matching stone, stone cladding and roof tiles.

The dormer extension will project 2.25 from the rear roof plane and is approximately 36 cubic meters. The dormer is set within the roof plane and will feature dark grey cladding. The front extension will project 2.5 metres from the front elevation of the dwelling and has a width of 9.2 metres. The extension will feature a flat roof with a total height of 3.4 metres and a mono-pitched roof with a ridge height of 3.75 metres and an eaves height of 2.6 metres. The materials used will be stone cladding.

The garage conversion will feature 3 out of the 4 garage bays being converted into a three-room annex. Also, the size of the building will be slightly increased with the width increasing 0.95 metres from 6.25 metres to 7.2 metres. Furthermore, the roof will be changed from a mono-pitched roof with a ridge height of 3.55 metres and an eaves height of 2.4 metres to a flat roof with a reduced maximum height of 3.4 metres. The materials used will be to match the proposed materials for the dwelling.

## **Policy Context**

Planning decisions 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 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 on 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**

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

***Policy SD1: Presumption in favour of Sustainable Development*** – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

***Policy GD1: General Development*** – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

***Policy D1: High quality design and place making*** – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

## **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. The general principles are that proposals should;

- Be of a scale and design which harmonises with the existing building;

- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

The above principles are to reflect the revised principles in 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** - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that *"development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"*.

### **Consultations**

No consultees were consulted for this application.

### **Representations**

Neighbour notification letters were sent to surrounding properties, one objection was received and in summary raised the following points.

- The proposed flat roof box dormer additions to the rear roof plane will significantly reduce the amount of sunlight entering the rear of our property, mainly our kitchen window.
- The proposed loft gable end window will overlook all of the rear windows of our property.

The first and second floor side windows are not to habitable rooms but are to a bathroom and dressing room. They will be conditioned to be obscure glazed. The proposed dormer would be permitted development if not for it continuing onto the proposed side extension.

### **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 highway safety.

#### Visual Amenity

The proposal includes a front extension, and the front elevation is the most important elevation for its impact on the character of the street scene. The size of front extensions needs to be as modest as possible. There are no examples of similar front extensions in the street scene however the extension doesn't detract from the character of the dwelling which has an existing front/side extension. The size of proposed extension is considered acceptable, it complements the dwelling's character and doesn't detrimentally affect the street scene as it will not be visible from Intake Lane.

The SPD states that *'materials should normally be of the same type, colour and texture to the existing house or as close a match as possible'*. In this case, the proposed materials will match the existing dwelling on the rear with matching stone being used. Matching roof tiles are also proposed.

Stone cladding is proposed to the front and side elevations of the dwelling to replace the existing brickwork. This material harmonies with the stone on the existing rear elevation. Although it will differ from the adjoining dwelling the dwelling is not visible in the street scene and therefore in this circumstance acceptable. It is noted that there are a variety of materials in the street scene and no cohesive design pattern therefore the change in external materials would not be harmful.

The SPD states that *"to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling"*. The proposed side extension is not setback 0.5 metres from the main front of the existing dwelling however given there is no dwelling set to that side of the host dwelling there would be no terracing effect. The lack of a setback would not cause significant harm to the character of the street scene as the extension won't be visible in the street scene.

The SPD states that *"all two-storey side extensions should therefore have a pitched roof following the form of the existing roof"*. The proposed side extension utilises a pitched roof which follows the form of the existing dwellings pitched roof. Although the roof is not set down this is to facilitate the proposed dormer extension and it is not deemed significantly harmful in this circumstance due to site factors previously mentioned.

The SPD states that *"the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling"* in order to ensure subordination and so that the original dwelling stays as the dominant feature. A projection of two thirds of the original dwelling would be 4.75 metres and the proposed projection is less than this at 2.1 metres.

The proposed side extension partially conforms to the SPD in terms of external materials, roof type, setback and projection, however the proposal will have no detrimental impact upon the character of the street scene due to it not being highly prominent in the street scene.

The annex/garage is not within a highly visible location and is an existing building, so its impact is minimal and is not harmful to the street scene of Intake Lane. Although the roof will be changed to a flat roof this is not harmful to the street scene as although set to the front of the dwelling it is not visible due to the dwelling being significantly setback from the street scene. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

### Residential Amenity

The proposed front extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. This because of the modest projection of the front extension. In terms of overlooking no windows are proposed on the side elevation of the extension that faces the adjoining dwelling.

The proposed side extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing as no property is located directly to the side of the dwelling. Although one neighbour has objected, overlooking from the proposed extension will be limited as the distance to the nearest property to the side where the extension will be is approximately 13.5 metres which is greater than the recommended 12 metres for side elevations

facing an elevation with a habitable room window. The first and second floor windows on the proposed side elevation will be conditioned to be obscure glazed to limit overlooking of the rear gardens to the side of the extension which will maintain privacy for occupants of both dwellings.

The proposed dormer window partially conforms to the requirements of the SPD given that it will be set down from the roof line however a flat roof is used. It is also recommended that it is setback from the gable end by 0.5 meters which in this case it is set at 0.2 meters away. This will not have a significant impact however and although large the dormer is within the 50 cubic meter limit set by permitted development rights. The proposed dormer would be permitted development if it not for it continuing onto the roof plane of the proposed side extension. It is not deemed that the proposed dormer with only a 2.25 metre projection from the roof plane would lead to a significant loss of outlook or loss of light to the dwellings set to the north nor the adjoining dwelling.

The SPD states that *“an annex building, often referred to as a ‘Granny Annex’ may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling, be single storey and in all circumstances it should only have 1 bedroom and no more than 3 rooms in total”*.

The proposed conversion of part of the existing garage to an annex is single storey and would feature three rooms with one being a bedroom. Due to the large curtilage afforded to the dwelling the annex would not occupy a disproportionate amount of the garden space associated with the host dwelling. The annex is to be located adjacent the front elevation of the dwelling. Although not set to the rear the annex has a close relationship with the host dwelling. The annex doesn't have its own garden area as that is shared with the existing dwelling. The applicant hasn't provided a full statement regarding the use of the annex however, the annex will be tied to the host dwelling to provide ancillary accommodation to 88 Intake Lane and it shall not be sold or rented as a separate dwelling. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

#### Highway Safety

There will be no impact upon highway safety. With the removal of three of the four parking bays there will still be provision for two vehicles provided by the remaining garage bay and the parking area to the front of the dwelling.

#### **Recommendation**

**Approve with conditions**