2021/0876 – Householder Planning Application

Applicant: Mr Mick Newsome

Proposal: Erection of single storey extension to rear and side of dwelling, extension of roof height above existing single storey extension to side and installation of 2no rear dormers to dwelling (Amended Resubmission of 2021/0009).

Location: 27 Stocks Lane, Barnsley, S75 2BP

Site Description

The application relates to a detached dwelling situated between a row of terraced properties and a commercial car park on Stocks Lane. The property is of a stone/brick construction, with render on part of the eastern elevation. The eastern side and rear boundaries are separated from other residential curtilages by way of alleyways that serve adjacent dwellings.







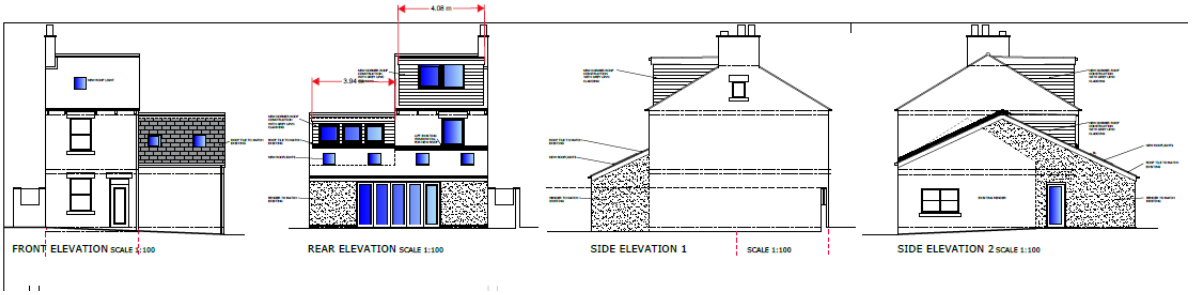


Proposed Development

The applicant is seeking permission for the erection of a 1 ½ storey side extension and single storey rear extension to the dwelling

The extension will have a sideways projection of 4m and a rearward projection of 11.5m, extending 3m beyond the rear elevation. The extension will project along the rear elevation of the dwelling by 8.4m.

The extension will have a gable pitched roof, with eaves heights of 3.3m (Front) and 2.4m (Rear) alongside a ridge height of 5.7m. A dormer is proposed in the rear roof slope of the new roof and a second dormer is proposed on the rear roof slope of the original main roof of the dwellinghouse. Matching materials are proposed on the extension barring the inclusion of grey cement fibreboard attached to the cheeks of the dormers.



Policy Context

Local Plan Allocation – Urban Fabric

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised 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 2000) and the Core Strategy (adopted 2011).

Local Plan Policy GD1 – General 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.

Local Plan Policy D1 – High Quality Design and Place Making supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that 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.

Supplementary Planning Document (SPD) - House Extensions sets out 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 for should:

I. Be of a scale and design which harmonises with the existing building
II. Not adversely affect the amenity of neighbouring properties
III. Maintain the character of the street scene and
IV. Not interfere with highway safety.

SPD – House Extensions states that the design of a single 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). Furthermore, habitable rooms in the roof space of single storey side extensions will not normally be permitted, particularly where the eaves height would be increased (leaving a number of courses of brick work between the top of the fenestration and the bottom of the eaves) and/or dormer windows would be introduced.

SPD – House Extensions states that to combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled. Extensions to the rear of detached dwellings will be assessed on their design merits where other properties are not adversely affected.

These policies are considered to reflect polices set out in the revised NPPF, which requires development to be of high-quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Representations

None

Assessment

Principle of Development

The site is allocated as Urban Fabric in the adopted Local Plan. As such, extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

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 site is located between residential dwellings and a car park, with no properties close to the rear of the site. The extension is not excessive in scale or massing, with no windows located on the side elevation. As such, it is unlikely to cause a detrimental increase in overshadowing or overbearing to adjacent properties.

The rear dormers, which have been introduced under this application, are located a minimum of 20m from the applicant's own rear boundary and even further from opposing residential curtilages owing to the alleyway at the rear of Stocks Lane, Southwell Street and Wellbeck Street. It is therefore considered that levels of residential amenity will broadly remain the same for adjacent residential properties given that the introduction of the new windows at the second floor of the main dwelling and first floor on the side extension are more than double the 10m distance to opposing boundaries required by the SPD House Extensions. Likewise, more obtuse views to the east also likely to be minimised by the increased separation distance afforded by the alleyway between the side boundary of the applicant's property and the residential properties on Southwell Street.

The proposal is consequently considered to be acceptable in respect of residential amenity relative to the guidance set out in the SPD House Extensions which accords with LP Policy GD1 – General Development.

Visual Amenity

Single storey side extensions should reflect the design of the existing dwelling in terms of roof style, materials and detailing, and should also not have an excessive sideward projection (i.e. more than 2/3 the width of the original dwelling).

The dwelling is in a prominent position in the street scene, but the front elevation will not be significantly changed, with the majority of the extension located at the rear of the property.

Normally, rooms within the roof space of a single storey extension would be unacceptable, particularly where the eaves would be increased, and the roof pitch altered so that it awkwardly juxtaposes with the existing dwelling. Furthermore, it becomes difficult to provide adequate light provision and outlook without incorporating dormer windows, which can be detrimental to the existing character of the host property.

The proposal does include a bedroom within the roof space however, the roof pitch remains similar to the existing, with only a slight increase – 0.3m – in the ridge height. The eaves will remain as existing, with the rearward projection providing the additional floor space to accommodate the bedroom. The roof pitch will be consistent, will not unbalance the property, with roof lights included to the rear roof plane (at a lower level) and at a height where a reasonable outlook can be provided.

The inclusion of the dormer within the rear slope of the main original roof of the dwellinghouse is identified as permitted development and therefore is acceptable under this revised application. The dormer within the rear roof slope of the extension is not determined to be permitted development and it is contrary to the guidance set out within the SPD House Extensions para 8.18. That being said, the dormer is located on a rear roof slope and will have minimal intrusion into the streetscene and there is little opportunity for the development to be imitated within the area due to the predominance of terraced housing surrounding the applicant's detached dwelling as the former type of housing is highly unlikely to be able to develop a side extension. So, though the inclusion of the rear dormer within the side extension is contrary to guidance, it is not likely to result in a detrimental impact upon the aesthetic quality of the built environment across Stocks Lane, Southwell Street and Wellbeck Street

Consequently, the side extension and roof dormers have been designed to harmonise with the original dwelling in terms of materials, detailing and design. It is therefore considered acceptable in terms of visual amenity and in compliance with Local Plan Policy D1 – High Quality Design and Placemaking

Recommendation

Approve – subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
   Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the approved plans (Ref. 101/115 Drawing No. 05 Rev. B) and specifications as approved unless required by any other conditions in this permission.
   Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The external materials shall match those used in the existing building and indicated on the approved plan (Ref. 101/115 Drawing No. 05 Rev. B).
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

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