2021/0685

Mrs Rachele Etherington

Erection of two storey rear extension to dwelling

27 Lang Crescent, Lundwood, Barnsley, S71 5PX

Site Description

The application relates to a 2 storey, brick built, semi detached property on a crescent of similar residential properties. To the rear of the dwelling is a long, enclosed garden which comprises a patio area, adjacent to the rear elevation, and an area of lawn beyond.

There is an attached neighbouring dwelling to the West which has an existing single storey lean to extension. There are a pair of semi-detached dwelling to the East, the closest of which has numerous outbuildings along the shared boundary. Beyond the rear boundary is an area of Green Space.

To the South West of the site is Monk Bretton Priory where there are substantial remains of a 12th Century Cluniac Monastery. The site is a scheduled Ancient Monument and contains Grade I listed buildings.





Proposed Development

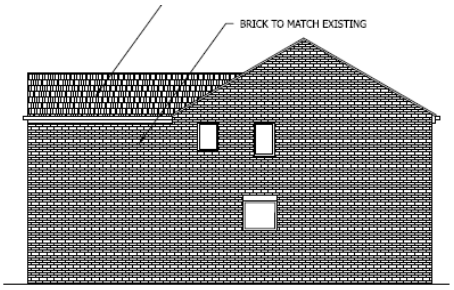
The applicant seeks to erect a part single storey part 2 storey extension to the rear of the dwelling. The ground floor extension would occupy the full width of the original rear elevation and project 4m. The extension would accommodate a large kitchen/dining area.

At first floor level, the extension would be set in from the boundary with the adjoining neighbour but would also project 4m. There would be a lean to roof between the part single storey extension and the two-storey element. The first floor would accommodate a third bedroom.

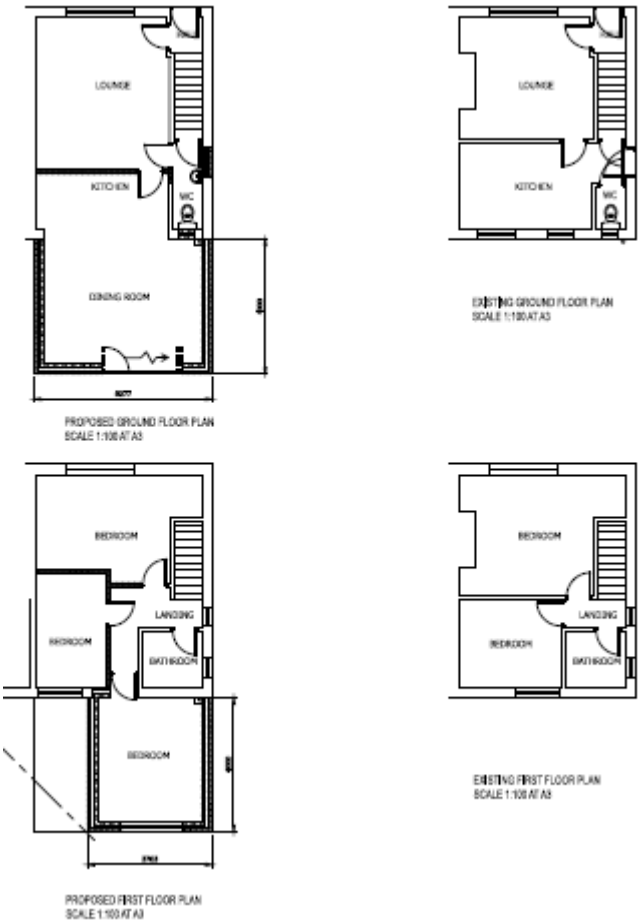
The existing first floor window would also require a modest reposition to accommodate the extension.



PROPOSED REAR ELEVATION
SCALE 1:100 AT A3



PROPOSED END ELEVATION
SCALE 1:100 AT A3



Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following Local Plan policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy HE 1 The Historic Environment

Policy HE3 Development Affecting Historic Buildings

<u>SPD's</u>

Supplementary Planning Document (SPD) – 'House Extensions and other domestic alterations' 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.

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 within the 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.

The site is relatively close to Monk Bretton Priory which is a Scheduled Ancient Monument and contains Grade I listed Buildings, as such the proposal should conserve or enhance the significance and setting of the heritage assets.

Residential Amenity

The ground floor element of the proposal occupies the full width of the original rear elevation, projects 4m and would sit adjacent to the boundary shared with the attached neighbouring property. However, it should be noted that the neighbouring property has an existing single storey extension with a similar projection as the proposed, as such, it would not significantly project beyond the neighbouring habitable ground floor windows.

It is noted that the first-floor element also projects 4m from the original rear elevation. SPD 'House extensions and other domestic alterations' states that two storey semi detached houses should generally be designed with a projection of less than 3.5m. It goes onto state that in certain circumstances larger extensions may be acceptable, for instance, where neighbouring dwellings have been extended.

As outlined above the attached neighbouring dwelling has been extended at ground floor, as such, the two-storey element would not significantly extend beyond the ground floor rear elevation or result in an overbearing feature or significantly overshadow. It is acknowledged that the first floor of the neighbouring property has not been extended and there is a first-floor bedroom window relatively close to the shared boundary.

However, the proposed first floor element is set in from the boundary and would fall outside a 45-degree line measured from the centre of the neighbouring window. As such, the proposed two storey extension would not significantly overshadow that room or be an overbearing feature, in accordance with the SPD and Local Plan policy GD1.

In terms of the unattached neighbouring property to the West, that property is angled away from the application site and has a number of outbuildings separating it from the proposed extension. Given the orientation, the angle and the separation distance, the proposed two storey extension would not significantly overshadow that neighbouring property or result in an overbearing feature.

Visual Amenity

The proposed extension would be located to the rear of the dwelling in a relatively non-prominent position, however, there would be views from public vantage points from the neighbouring green spaces and glimpses from Monk Bretton Priory, although those views would see the extension against the host property and neighbouring properties.

The extension itself is of a design which harmonises with the host property and, given the ridge height would be lower than the original ridge, it would also appear a subordinate addition, especially as the two-storey element does not extend the full width of the dwelling. It should also be noted that there are similar 2 storey extensions to the rear of neighbouring properties, including number 31 just 2 doors to the West.

As noted above, there would be some views of the extension from Monk Bretton Priory, however, the Conservation Officer has raised no objections and states '*Despite the relative close proximity of the proposal site to the scheduled area of Monk Bretton Priory and its grade I buildings I can say with confidence the plot and the estate it sits within contributes noting to the setting. Moreover, given the surrounding development and its C20 typology, its relative density, the minimal intervisibility from the most sensitive areas of the SAM and the fact this extension will be subsumed into the modern backdrop I feel the change will be slight and not harmful. As such I do not object or feel it necessary to suggest conditions from a design / setting perspective'.*

Highways

The proposed extension would not alter the existing parking and manoeuvring areas.

Conclusion

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Approve – subject to conditions

Conditions

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.*

The development hereby approved shall be carried out strictly in accordance with the amended plans (MRH001-003 & MRH001-004) 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.*

The external materials shall match those used in the existing building.

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.*