
2022/0624

Mr N Trazzyman

Erection of single storey extension to the side and rear including attached garage to dwelling

26 Mount Vernon Crescent, Worsbrough Common, Barnsley, S70 4DN

Site Location & Description

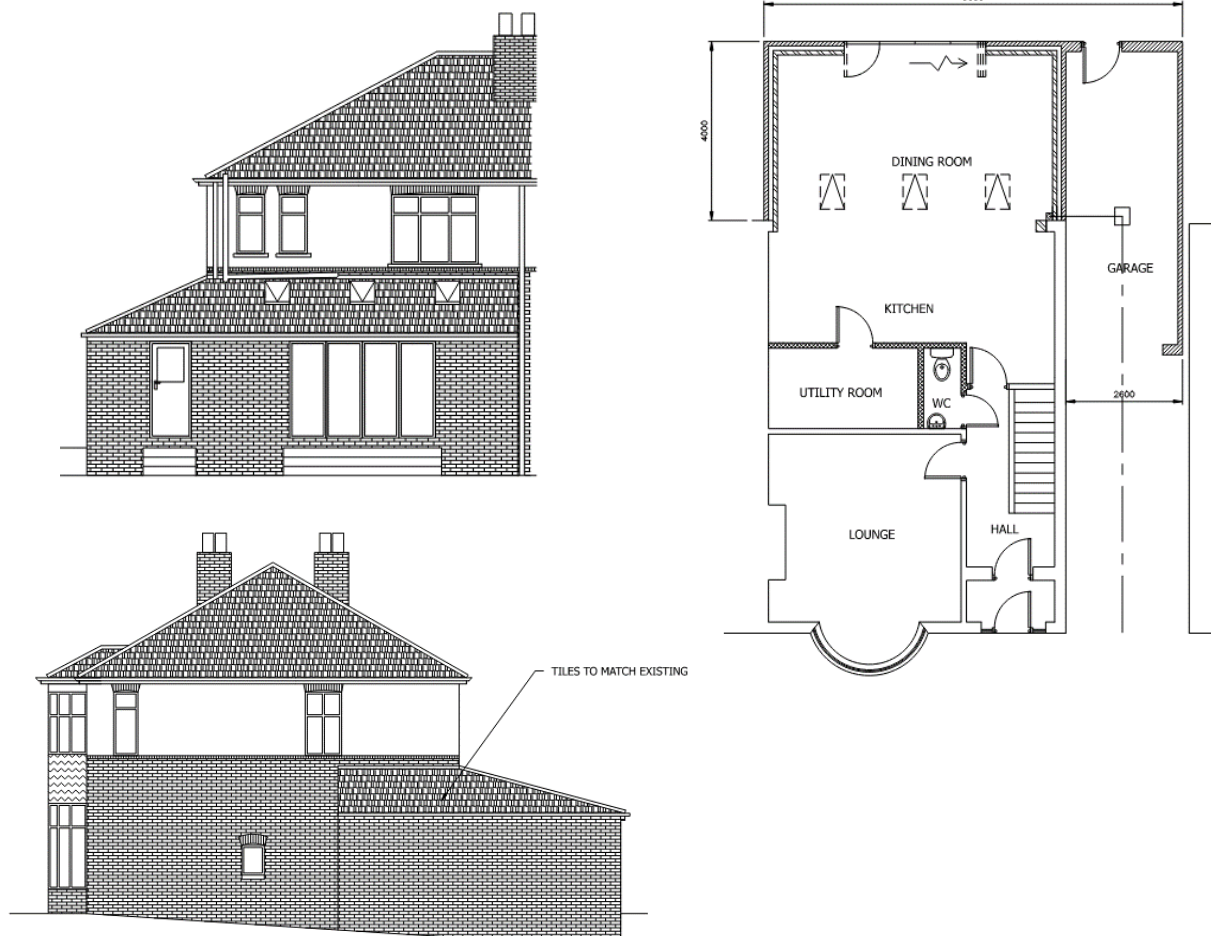
Mount Vernon Crescent is a small residential cul-de-sac, which rises east to west, towards the junction with Mount Vernon Road. The area is residential in nature and is characterised by two-storey residential properties with a mix of housing types and designs.

The application relates to a two-storey, semi-detached brick-built and render dwelling located at the head of the cul-de-sac. The dwelling is set back from the highway and at an angle to it with a small, enclosed garden to the front and driveway to the side leading to a detached garage beyond. The site falls to the east resulting in some under-build at the rear elevation. The neighbouring dwelling, 28 Mount Vernon Road is located to the east of the application property with the side elevation of this dwelling abutting the boundary with the application property.



Proposed Development

The applicant seeks permission for the erection of a single-storey side and rear extension. The extension is to be set back from the front elevation of the dwelling by approximately 6.25m, projecting 2.6m from the side elevation of the dwelling, extending along the side elevation and 4m beyond it, wrapping around the full width of the rear elevation. The side extension is to have a height of 2.5m to the eaves and 3.7m to the ridge, increasing to 3.1m and 4.3m respectively at the rear due to the change in levels.



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 Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

Local Plan

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation 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; one letter of representation has been received in relation to access to the side elevation of the neighbouring dwelling for maintenance.

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

Supplementary Planning Document – House Extensions and other Domestic Alterations states that single storey extensions to the rear of semi-detached dwellings should not project more than 4m and that the eaves height should not exceed 2.5m where the extension would project beyond 3m, and it is acknowledged that the proposed extension falls outside of these limitations.

The proposed side and rear wrap around extension is to be located on the south-eastern side and north-eastern rear elevations. In most cases, an extension would have the most impact on the adjoining property, however in this instance the adjoining property benefits from a single storey rear extension, with the proposal extending only 1m beyond its rear elevation. Therefore, it is considered that the proposed extension would not have a significant impact on the adjoining property 24 Mount Vernon Crescent.

The position of an extension in relation to a neighbouring property and the path of the sun can influence the level of daylight and sun light received by that property and extensions to the south and west will generally have a greater impact than those to the north and east.

The proposed extension would be located to the west of 28 Mount Vernon Crescent, which would increase levels of overshadowing during the afternoon and early evening. However, this property also benefits from a single storey rear extension, whilst this is a conservatory extension with

glazing along the side elevation facing the application property, a 1.5m brick wall separates the properties. It is therefore considered that the increase in overshadowing would not be to a significant detrimental level and is acceptable.

The proposed extension does not include windows along either side elevation facing the neighbouring properties, and those located in the north-eastern rear elevation are located a sufficient distance from the rear boundary with the properties beyond that the proposal would not increase levels of overlooking, with the existing boundary treatment providing suitable screening.

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

Visual Amenity

The proposed extension is set back from the front elevation of the dwelling with the majority of the extension located on the rear elevation and is not highly visible from public vantage points. Nevertheless, the extension is designed to reflect the original dwelling in terms of roof style and pitch and is to be constructed from materials which match the original dwelling. It is therefore considered that the proposed extension is 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 requirement for additional parking provision, and whilst the proposal sees the loss of the existing garage it does include a proposed garage. However, the garage is not of a sufficient size to be classed as a parking space, nevertheless, a driveway of approximately 15m is retained which is of sufficient length to accommodate 2 no vehicles, and therefore it is considered that the extension would not impact on highway safety and as such is acceptable and in compliance with Local Plan Policy T4.

Other Issues

Comments have been received in relation to the location of the proposed extension and the proximity to the side elevation of 28 Mount Vernon Road. As this dwelling is located on the boundary line the inclusion of the proposed extension would prevent access to maintain the neighbouring dwelling. The applicant has been approached with a suggestion to 'push' the extension back and therefore pulling it away from the side elevation of the neighbouring dwelling to allow access. The applicant has declined this suggestion and seeks a decision on the scheme which has been submitted.

Whilst the concerns of the objector are noted, the extension is within the red line boundary and ownership of the applicant and the limitations preventing access to maintain the neighbouring dwelling is not a material planning consideration. It is also worth noting that a similar sized single storey side extension could be erected under permitted development which would have a similar impact on the neighbouring dwelling.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions