
2023/0298

Applicant: Mr & Mrs Meynell

Development: Raising of roof and erect a two storey side extension and loft conversion with dormer extension. Erection of front porch

Address: 3 The Balk, Staincross, Barnsley S75 6JG

Site Location & Description

The site is located on The Balk which is the primary road within a three-street section of housing estate accessed exclusively from the junction of The Balk and Staincross Common (road). The street has no consistency in character or dwelling design except most dwellings are set within large plots with defined, predominantly high hedge front boundary treatments for houses and lower brick wall boundary treatments for bungalows. The site consists of a large 2 storey red-brick dwelling, set back from the road, designed with a cross-hipped roof. There is a large single story rear extension comprising of a lean-to style extension with a pitched roof featuring a rooflight and an extension with a larger rear projection featuring a gable style roof with three roof lights. The extensions are rendered in cream to match the existing windows and garage. A large driveway is located on the frontage, along with an open plan front garden area with a small wooden outbuilding. The driveway leads to a two-story double garage/outbuilding, with a metal gate separating the front and rear gardens. The rear garden features a patio and hardstanding area along with a lawned area. Whilst providing ample amenity space, the garden has been further restricted in size with an additional large single story outbuilding, acting as the rear boundary treatment. The rear side boundaries comprise of reasonable high (circa 6ft) hedges with some additional trees and shrubs.

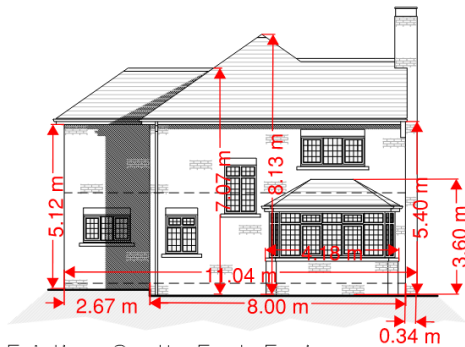
The property falls within the land allocation urban fabric.



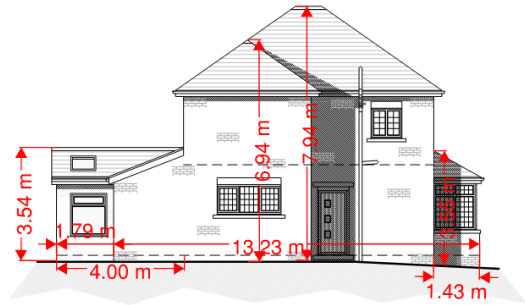
Proposed Development

The first part of the proposal is to raise the roof of the main 2 storey dwelling by 0.67m (measurement from principle front elevation), erect a pitched roof dormer and add two additional windows within the rear roof slope. The second part of the proposal is to erect an infill 2 storey side extension featuring a pitched roof and front elevation rooflight. The final proposal is for the relocation of the principal entrance door onto the front elevation, complete with a new, modest sized porch extension featuring a pitched roof.

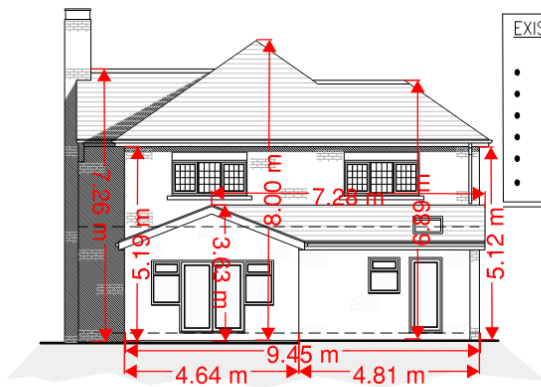
The dormer extension, side extension and roof alterations will be in matching materials. The front porch extension features an oak frame, on a dwarf wall base, this is complementary to rather than matching to the existing materials. The proposals will create an additional bedroom with en-suite within the roof space, an additional first floor bathroom and a larger kitchen on the ground floor.



Existing South East Facing Front Elevation
Scale 1:100

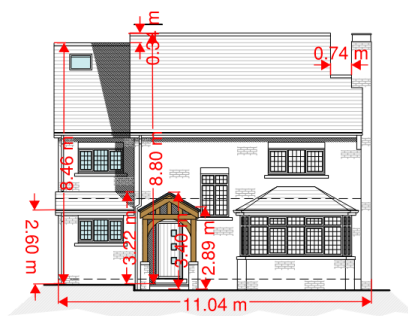


Existing South West Facing Side Elevation
Scale 1:100

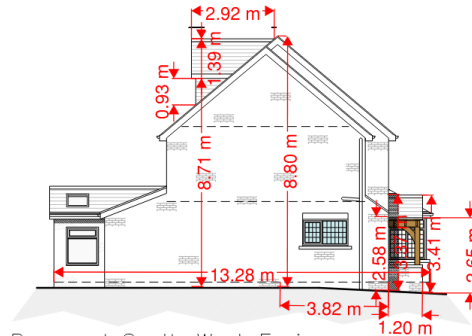


Existing North West Facing Rear Elevation
Scale 1:100

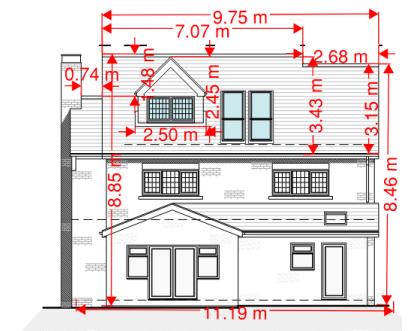
EXISTING MATERIALS	
• WALLS	- BRICK & RENDER
• ROOF	- CLAY TILE
• DOORS	- CREAM PVCu
• WINDOWS	- CREAM PVCu
• RAINWATER GOODS	- BLACK PVCu
• FASCIA'S	- CREAM PVCu



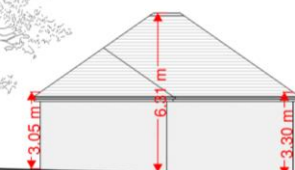
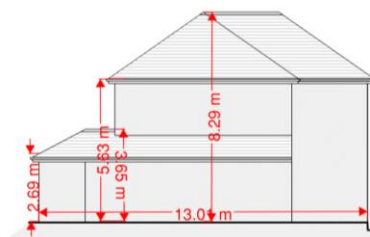
Proposed South East Facing Front Elevation
Scale 1:100

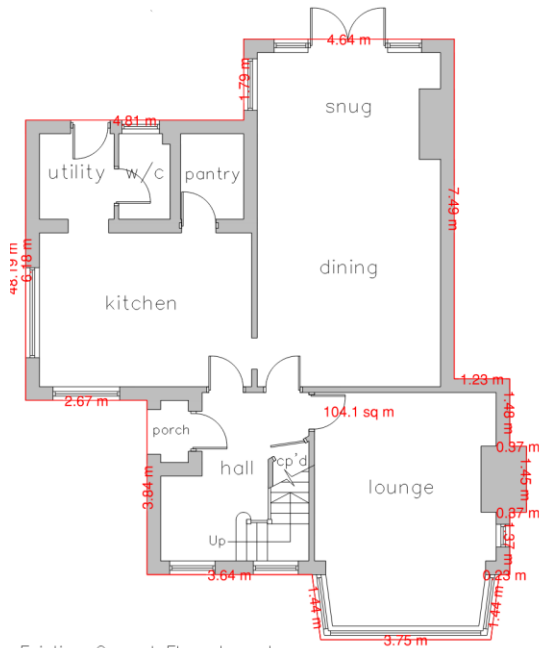


Proposed South West Facing Side Elevation
Scale 1:100

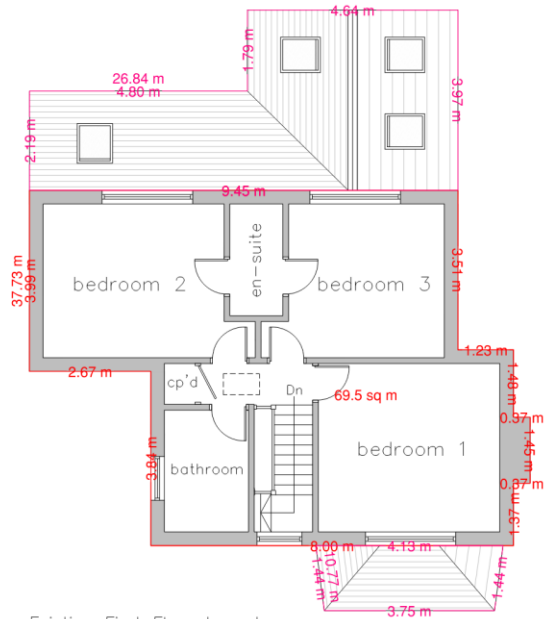


Proposed North West Facing Rear Elevation
Scale 1:100

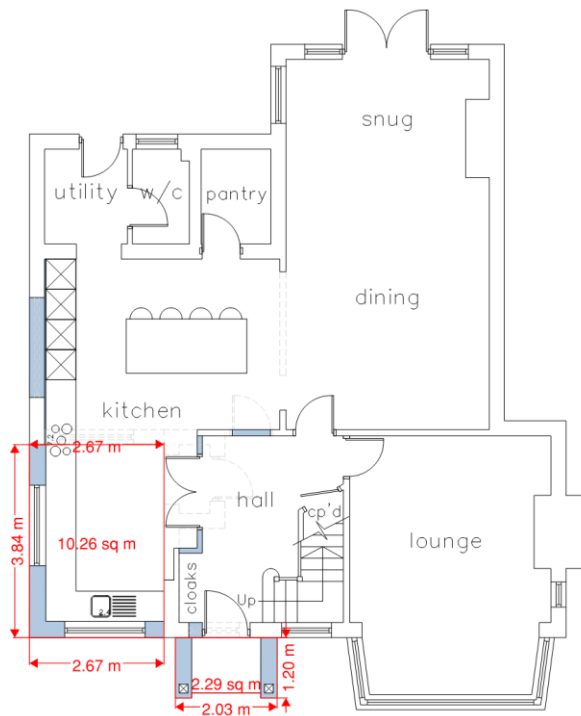




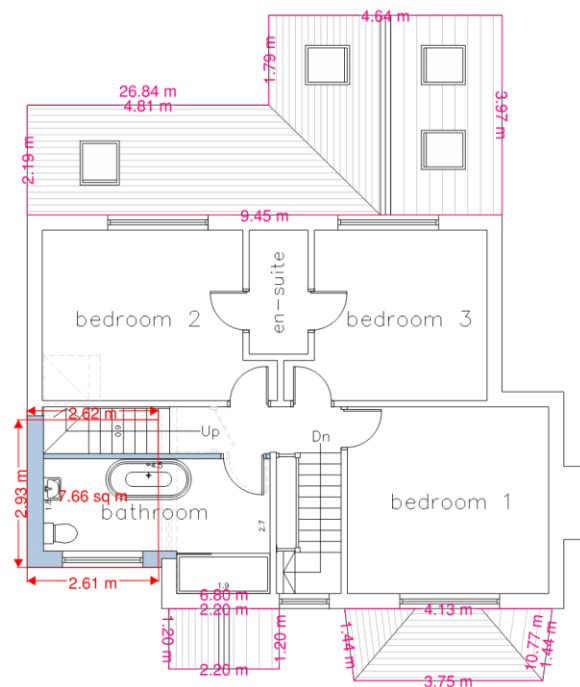
Existing Ground Floor Layout
Scale 1:50



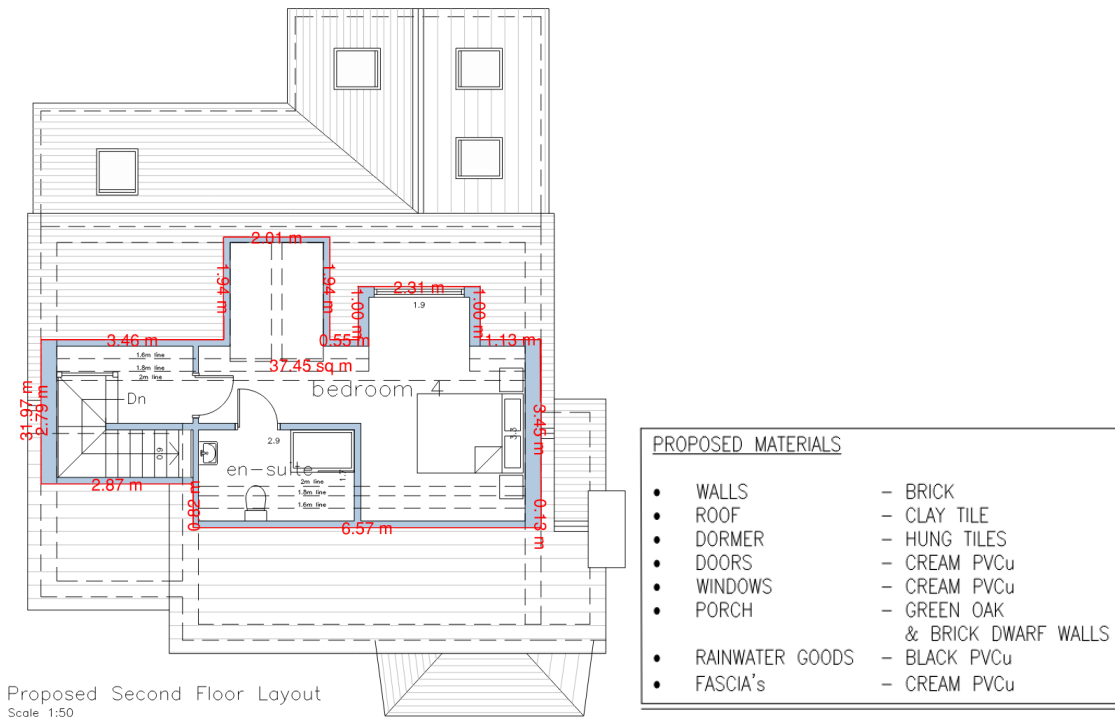
Existing First Floor Layout
Scale 1:50



Proposed Ground Floor Layout
Scale 1:50



Proposed First Floor Layout
Scale 1:50



Proposed Second Floor Layout
Scale 1:50

Relevant History

2011/1358 - Demolition and replacement of existing rear detached garage to dwelling – Approved with condition January 5th, 2012.

Consultations

Neighbour letters were sent out and one letter of representation has been received raising the following concerns:

- Out of character with area
- Loss of privacy
- Overshadowing

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.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches significant 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 achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Section 16: Conserving and Enhancing the Historic Environment - Plans should set out a positive strategy for the conservation and enjoyment of the historic environment.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development

Policy GD1: General Development

Assessment

Principle of development

The site falls within urban fabric and 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 neighbour at number 5 has concerns regarding potential loss of loss of privacy and overshadowing within their rear garden. For context, number 5 is a dormer bungalow, with its own first story dormer window and is situated between two existing 2 story dwellings. After consideration of the claims of overshadowing and loss of privacy, it has been established that the impact of both issues would be negligible. Undeniably the height of the proposed dormer is higher than the existing rear elevation windows, but in keeping with the existing windows, the proposed dormer would not directly overlook the neighbour's patio area or garden. Furthermore, as the applicants house is set further back than the neighbours dwelling, and the dormer is located within

the rear roof slope, any potential overshadowing would be directed on to the applicant's dwelling or already overshadowed side elevation of the neighbours dwelling.

The proposal is therefore not expected to cause any significant loss of residential amenity when assessed against Planning Policy in compliance with Local Plan Policy GD1 and House Extension and other Domestic extensions SPD and is considered acceptable in terms of residential amenity.

Visual Amenity

The proposals have been significantly altered to meet a higher standard of visual amenity and to meet policy guidelines. Overall, the proposals successfully meet these criteria, with only a slight deviance in relation to a gap in the roof, near the chimney and wooden porch. However overall and especially the front elevation retains the character of the original house and is not out of character with the varied street scene. The neighbour's comment in relation to visual amenity was in relation to the dwelling becoming the only 3 story dwelling on the street. Although from the rear elevation, the house is distinguishable as a 3 story dwelling, only a single rooflight on the front roof slope highlights this, so is broadly unnoticeable from the principle front elevation and street scene.

The proposals are therefore not expected to be visually detrimental within the surroundings and is therefore in compliance with Local Plan Policy D1, HE1 and SPD: House Extensions and other Domestic Alterations.

Highway Safety

There are no amendments to the parking provision or access and consequently no highway safety concern.

Recommendation

Approve with conditions