
2022/1022

Mr M McDermott

Erection of single storey front extension and two storey and single storey extensions to the rear of dwellinghouse

8 Latchmoor Close, Barnsley, S75 1EU

Site Location & Description

The site is situated within a residential estate, accessed from A635 Huddersfield Road; Latchmoor Close is a cul-de-sac which is characterised by detached dwellings of varying designs.

The property in question is a detached modern dwelling located in a corner plot, with a two-storey and single storey forward projections, resulting in an 'L' shaped property.

The dwelling is constructed from buff brick, with red brick detailing and a brown concrete tiled roof. The dwelling occupies a modest plot with a private garden to the rear and ample parking to the front of the dwelling. The dwelling currently benefits from a single storey rear conservatory extension which is to be demolished to allow for the proposed rear extension.



Proposed

Development

The applicant seeks permission for the erection of a single storey front porch extension and the erection of a single storey and two storey rear extension.

The single storey front porch extension is to be located on the southern elevation, projecting 1.5m from it and extending 3.44m along it. It is designed with a flat roof and is to be constructed from render with a zinc fascia board detail.

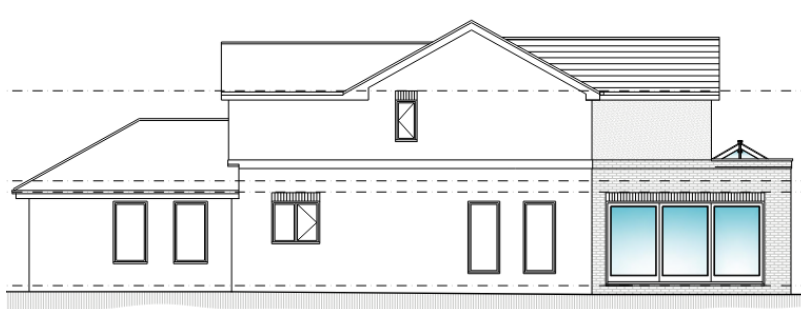
The single storey and two-storey rear extensions are to be located on the northern elevation, the two-storey rear element is to project 3m from the rear elevation, extending 4.5m along it, with the single storey element projecting an additional 2m, totalling 5m. The two-storey element is to be constructed from render with the single storey element being constructed from brick to match the original dwelling, with a small render section on the rear elevation and a timber clad section on the side elevation.



**PROPOSED
FRONT ELEVATION**
SCALE 1:100



**PROPOSED
REAR ELEVATION**
SCALE 1:100



**PROPOSED
SIDE ELEVATION**
SCALE 1:100



**PROPOSED
SIDE ELEVATION**
SCALE 1:100

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; no comments have been received.

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 or on highway safety.

Residential Amenity

Supplementary Planning Document - House Extensions and other Domestic Alterations (SPD) states that two storey rear extensions to semi-detached properties should be designed with a rearward's projection of less than 3.5m from the original rear elevation; no guidance is provided in relation to extensions on detached properties, other than extension to the rear of detached houses will be considered on their design merits, where no adjacent properties are affected.

The property and is located to the east and forward of the neighbouring dwelling, 10 Latchmoor Close. Due to the staggered building line, the two-storey element would not project beyond the rear elevation of the neighbouring dwelling and therefore not resulting in an increase in overshadowing or reduce outlook. It is acknowledged that the single-storey element would project beyond the rear elevation of the neighbouring dwelling, albeit by approximately 1m, and therefore it is not considered that the single and two storey rear extensions would have a detrimental impact on the neighbouring dwelling by means of overshadowing or loss of outlook.

The SPD states that first floor habitable room windows should be located a minimum of 10m from the rear boundary with another private garden and 21m should be retained between habitable room windows. The dwelling is located within a new residential estate, where separation distances are already at minimum tolerances, and therefore the first floor of the proposed two-storey extension is located a maximum of 8m from the rear boundary. However, The Town and Country Planning (General Permitted Development) (England) Order 2015 allows homeowners to erect two-storey rear extensions up to a maximum of 3m where they are not located within 2m of a boundary of the property and that 7m is maintained between the rear elevation of the extension and the rear boundary. However, given that 23m is maintained to the facing habitable room windows, and that a rear extension could be erected under permitted development reducing the distance to the rear boundary to 7m, it is considered that in this instance, a reduction to 8m is acceptable and the proposed extension would not lead to a significant increase in overlooking to a detrimental level.

The windows located on the eastern side elevation facing towards the rear garden of 7 High Balk are considered to be located a sufficient distance from the side boundary, in addition, the boundary treatment would provide adequate screening of the neighbouring property not to increase levels of overlooking of this property to an unreasonable level.

The ground floor windows located on the western side elevation would face the blank gable wall of the neighbouring dwelling, therefore not increasing levels of overlooking.

The porch extension is to be located on the southern front elevation and is of a minimal projection not to result in a significant increase in overshadowing or reduce levels of outlook, with the windows being located a sufficient distance from neighbouring properties not to increase levels of overlooking.

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

Visual Amenity

Supplementary Planning Document - House Extensions and other Domestic Alterations states that proposals for house extensions, roof alterations, outbuildings and other domestic alterations 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. It also states that the front elevation of a building is the most important for its contribution to the street scene. Generally, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene.

The front porch extension is to be constructed from render and is designed with a flat roof. Whilst flat roofs can be considered inferior forms of development, they can also be seen as a modern form of development. In this instance the use of render, and zinc detailing provide a modern contrast to the original dwelling and avoids the unsightly bonding of old and new materials. In addition, there is no uniform house design within the street scene and the dwelling is located within the eastern corner of the cul-de-sac and is not highly prominent with the street scene.

The use of a mix of materials including matching brick, render and timber cladding are considered acceptable on the rear elevation, as again, they provide a contrast to the original dwelling, would avoid the unsightly bonding of old and new materials and are not highly visible from public vantage points. Therefore, it is considered that the proposed alterations are 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 loss of off-street parking nor a requirement for additional parking provision and as such the scheme is considered acceptable in terms of its impact on highway safety.

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