

2021/1572

Mr M Wilson

1 Thornley Avenue, Dodworth, Barnsley, S75 3LD

Erection of two storey side extension, single storey extensions to the front and rear including canopy roof above ground floor front window and erection of detached outbuilding to the rear to be used as a residential annex (Part Retrospective) - Amended Description

Site Description

The dwelling is a semi-detached dwelling composed of red brick and off-white render, featuring a hipped roof. It's located in Dodworth on Thornley Avenue which has a consistent street scene. The dwelling benefits from a large curtilage at the rear and has an existing single storey rear extension. The proposed annexe has been erected in the location proposed and the rear garden appears to have been subdivided through the installation of a further outbuilding connected to the annex.

Planning History

2021/0931 - Erection of two storey side, single storey front and rear extensions to dwelling and erection of detached outbuilding to rear to be used as residential annex (Part Retrospective) (Refused)

Proposed Development



The applicant is seeking approval for the erection of a two-storey side extension, a single storey front extension including canopy roof above ground floor front window, a single storey rear extension and detached outbuilding to the rear to be used as a residential annex.

The side extension will project 1.55 meters from the side (south) elevation of the dwelling and has a width of 7.5 meters. The extension will feature a hipped roof with a ridge height of 7.7 meters and an eaves height of 5.8 meters. The materials used will be matching brickwork, render and roof tiles.

The front extension will project 1 meter from the front elevation of the dwelling and 1.5 meters from the front of the side extension. The extension has a width of 3.28 meters. The extension will feature a mono-pitched roof with a ridge height of 4.05 meters and an eaves height of 2.7 meters. The materials used will be matching brickwork and roof tiles.

The rear extension will project 3.3 meters from the rear elevation of the dwelling and has a width of 5.22 meters. The extension will feature a mono-pitched roof with a ridge height of 4.1 meters and an eaves height of 2.83 meters. The materials used will be matching brickwork and roof tiles.

The annex has a width of 7.7 meters, a length of 4.65 meters and a flat roof with a ridge height of 2.68 meters and an eaves height of 2.25 meters. The materials used will be grey uPVC cladding.

N.B.: On 23/05/2022, the proposal was amended. The windows on the side elevation have been reduced in size in response to the reason for refusal on 2021/0931 regarding overlooking.

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Allocation – Urban Fabric

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

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

Policy SD1: Presumption in favour of Sustainable 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.

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.

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.

Policy H9: Protection of Larger Dwellinghouses – Development within the curtilage of existing larger dwellings will be resisted where it will have an adverse impact on the setting of the original dwelling and the size of the remaining garden area.

Supplementary Planning Document: House extensions and Other Domestic Alterations

This document establishes 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 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

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

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

Within section 12, paragraph 134 states that *"development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"*.

Consultations

No consultees were consulted for this application.

Representations

Neighbour notification letters were sent to surrounding properties, no comments were 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 with some commercial uses situated further west. The proposal is not anticipated to impact these adjacent land uses and is determined to be in an appropriate location in accordance with Policy SD1. Extensions and alterations to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Visual Amenity

The SPD states that *'materials should normally be of the same type, colour and texture to the existing house or as close a match as possible'*. In this case, the proposed materials will match the existing dwelling for all three extensions with matching brickwork, render and roof tiles being used.

The SPD states *"all two-storey side extensions should therefore have a pitched roof following the form of the existing roof"*. The proposed extension utilises a hipped roof which is set down from the main roof line and follows the form of the existing dwellings hipped roof and is aligned at the eaves.

The SPD states *"to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling"*. The side extension is setback 0.5 meters from the front wall of the dwelling at first floor level which is an acceptable setback in this circumstance.

The SPD states that *"the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling"* in order to ensure subordination and that the original dwelling stays as the dominant feature. A projection of two thirds of the original dwelling would be 3.66 meters and the proposed projection is less than this at 1.55 meters, this is therefore acceptable. The proposed two-storey side extension conforms to the SPD in terms of materials, roof type, projection and setback, therefore the proposal won't be detrimental to the character of the street scene due to the harmony with the existing dwelling and the original dwelling still being dominant.

The proposal includes a front extension, and the front elevation is the most important elevation for its impact on the character of the street scene. The size of front extensions needs to be as modest as possible. Although there are no front extensions of a similar size nearby, given the size of proposed extension its acceptable as it complements the dwelling's character and doesn't have a detrimental effect upon the street scene.

The rear extension whilst also being attached to the side extension will not be highly prominent and the materials will match at ground floor level. The annex is not within a visible location as it is situated behind a fence, so its impact is minimal and not considered harmful to the street scene. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

The proposed two-storey side extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing as no property is located directly to the side of the dwelling. Furthermore, an access road separates the boundary of the host dwelling with the of the rear boundary of the dwelling to that side (6 Welfare View).

Overlooking from the proposed extension will be limited as the distance to the nearest property to the side where the extension will be (6 Welfare View) is approximately 21 meters and no windows are proposed at first floor level on the side elevation. Additionally, the size of the fenestration at ground floor level has been reduced in response to a reason for refusal on the previous application therefore reducing the potential for overlooking of 6 Welfare View.

The SPD states that *"modest single storey front extensions, which are in keeping with the style of the existing house, may be allowed"*. The design of the existing house is reflected in the proposal and features of the existing front elevation are carried forward. The proposal won't have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The proposed front extension has a modest projection of only 1.5 meters and therefore would not lead to a significant increase in overshadowing.

The SPD states for single storey rear extensions *“on semi-detached dwellings an extension should not project more than 4m and again, the eaves height should not exceed 2.5m where the extension would project beyond 3m”*. The proposed projection for the single storey rear extension is 3.3 meters however the eaves height does exceed 2.5 meters at 2.83 meters. A rear extension with this projection or significantly greater could be erected using permitted development rights as the materials are to match and the eaves height is under 3 meters. Therefore, the eaves height of the proposed extension exceeding 2.5 meters is deemed acceptable.

The SPD states that *“an annex building, often referred to as a ‘Granny Annex’ may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling, be single storey and in all circumstances it should only have 1 bedroom and no more than 3 rooms in total”*. The proposed annex is single storey and features three rooms. Due to the large curtilage the annex does not occupy a disproportionate amount of the garden space associated with the host dwelling.

The existing outbuilding situated between the annex and the host dwelling is to be removed therefore opening up the space between the two buildings. The annex is to be located approximately 15 meters from the rear elevation of the dwelling. Although the closeness of the relationship between the two buildings can be debated the annex is located within the dwellings curtilage and it would not be practical to locate the annex directly adjacent the host dwelling as that would be detrimental the use of the dwelling's private amenity space.

The annex can be accessed via the access road to the side of the dwelling which serves a garage site. This access road pre-dates the use of the annex and hasn't been facilitated to directly serve it. Although access is possible it's not solely at the behest of the annex. The annex doesn't have its own garden area as that is shared with the existing dwelling. The applicant has provided a statement regarding the use of the annex to which it is intended to be used by family members who visit the occupiers of the dwelling. Therefore, the annex will be tied to the host dwelling to provide ancillary accommodation to 1 Thornely Avenue and it shall not be sold or rented as a separate dwelling.

The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety.

Other Matters

The application was previously refused (2021/0931) and the reasons for refusal and how they have been addressed are as follows.

In the opinion of the Local Planning Authority the proposed extension(s) would be contrary to Local Plan Policies D1 - High Quality Design and Placemaking as well as the Council's Supplementary Planning Document 'House Extensions and Other Domestic Alterations' in that the side extension's flat roof form relative to the dwellinghouses' hipped main roof, alongside the appearance of the proposed front door, would be architecturally inconsistent with the character of the host property as well as surrounding properties and would as a consequence appear as an unduly intrusive, harmful and low quality feature in the street scene to the detriment of visual amenity.

The roof of the proposed side extension has been changed from a flat roof to a hipped roof which is set down from the main roof line and akin to the existing dwellings hipped roof. This is now consistent with the existing dwelling and allows the extension to be subordinate as it is also setback. The appearance of the front door alone is not considered significantly detrimental to the character of the host dwelling or the street scene of Thornely Avenue.

The outbuilding has the facilities (kitchen & bathroom) to enable it to be used as a standalone dwellinghouse which would be unduly harmful to the amenity of the larger host dwelling and contrary to LP Policy H9 - Protection of Larger Dwellinghouses while at the same time not having sufficient internal space (<33sqm) to meet the minimum internal space standards in the South Yorkshire Residential Design Guide for its intended use as a separate residential unit. Likewise the presence of outbuildings between the annex and the main dwellinghouse prevent a close physical relationship with the host dwelling and allow the creation of a separate garden area that can be accessed independently from the 1 Thornely Avenue contrary to the guidance set out for annexes within the SPD House Extensions. In addition no explanation has been provided of the relationship between the occupants of the annexe and the host dwelling and as such the proposal is not accompanied by the requisite justification.

The outbuildings between the annex and the host dwelling are to be removed before the annex is in use therefore a separate garden area will not be created as is the possibility with the position of the existing outbuildings. An explanation has now been provided with regards to the relationship between the occupants of the annex and the host dwelling, to justify its need. An annex does not need to meet internal spacing standards as it is not to be used as a separate residential unit.

The windows positioned upon the southern side elevation of the proposed extension are at a height, size and quantum to overlook the neighbouring curtilage of No.6 Welfare View thereby significantly lowering the privacy and residential amenity of this neighbouring dwelling contrary to the guidance requirements set out within the SPD House Extensions and contrary to the principles set out by LP Policy GD1 - General Development.

The windows on this elevation have amended and are now of a much smaller size as to not overlook the private amenity space of the dwelling to the south (6 Welfare View).

Recommendation

Approve with conditions