

Mr & Mrs Marsh

Upward and single storey side extensions to create chalet bungalow with internal first floor with associated first floor window to front, rooflights on both sides and changes to the external facing materials

3 St Owens Drive, Pogmoor, Barnsley, S75 2LD

Site Location and Description

The application relates to a brick built, detached, dual pitched roofed bungalow located on the corner of St Owens Drive and St Catherine's Way. The dwelling is located within a predominantly residential area consisting largely of bungalows. There are gardens to the front (North), side (West) and rear (South) of the property. To the East there is a driveway accessed off St Owens Drive which leads to an attached garage.

There is a neighbouring detached bungalow to the East with playing fields beyond. There are further detached bungalows opposite St Owens Drive to the North and opposite St Catherine's Way to the West. There are further bungalows fronting St Catherine's Way to the South, beyond the rear boundary.



Proposed Development

2021/1473 – Conversion of bungalow into chalet bungalow with new internal first floor involving extension of the roof height and eaves, one and a half storey front extension, single storey side extension, new first floor windows to the front and rear, roof lights and altered external facing materials

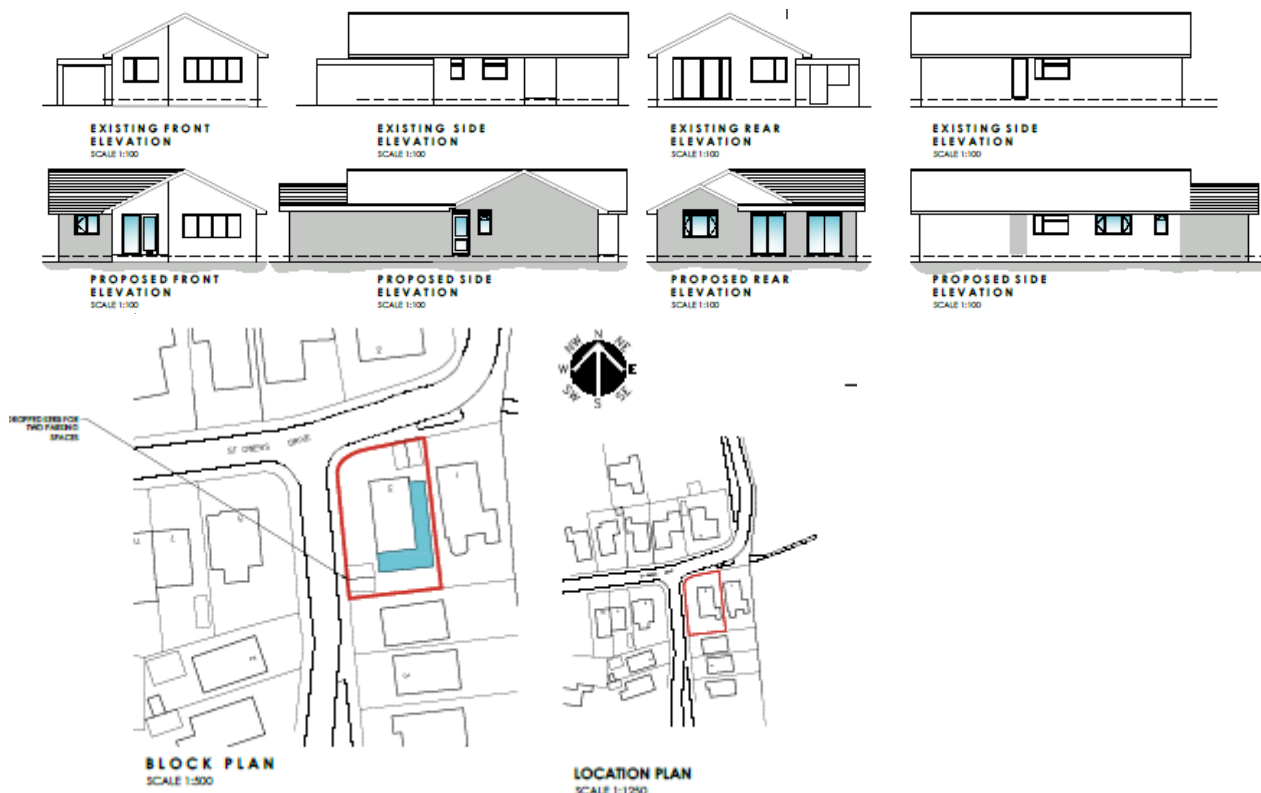


Refused for the following reasons;

In the opinion of the Local Planning Authority the proposed extensions and alterations would be contrary to Local Plan Policy D1 and SPD 'House Extensions and Other Domestic Alterations' in that their scale, height, design and materials would be of out character with both the host property and the immediate area as a whole, resulting in a prominent and dominant dwelling that would appear incongruous and be harmful to the visual amenities of the locality.

The applicant has not submitted sufficient details to enable an adequate assessment to be made of the effect of the proposal on highway safety, given the proposed extensions would be built on the existing parking area and no alternatives have been clearly demonstrated. Furthermore, limited information on the home run businesses have been provided to enable an adequate assessment in relation to residential amenity and highway safety.

2022/0376 - Erection of single storey side and rear 'L' shaped wrap around extensions to bungalow (Amended Plans) – approved.



Proposed Development

The applicant seeks permission to erect upward and single storey side extensions to create a chalet bungalow with internal first floor with associated first floor window to front, rooflights on both sides and changes to the external facing materials.

The upward extension would retain a similar eaves height as the existing dwelling but increase the ridge height by 2.2m to allow 3no. bedrooms (1no. en-suite) and a bathroom to be accommodated within the roofspace.

The side extension measures 6.3m long by 2.9m wide with a flat roof height to match the eaves height. The side extension would replace the existing flat roofed garage and accommodate a kitchen and shower room.



Policy Context

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

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

SPD's

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 policies 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.

Other

South Yorkshire Residential Design Guide

NPPF

The NPPF 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.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 93 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 111 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 126 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. 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.

Consultations

None

Representations

Letters were sent to 10no. neighbouring residents, 3no. letters of objection have been received. The main points of concern are;

- Loss of light
- Not in keeping with the existing housing stock
- Existing street is uniform in appearance
- Existing parking issues within the area
- Loss of privacy/increased overlooking
- Inaccuracies within the submission
- No overcome reasons for refusal of application 2021/1473
- Business run from the property

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 or highway safety.

It is noted that application 2022/0376 was approved for side and rear extensions to the dwelling which increased the footprint of the dwelling more than the current proposal, however, a previous application for upwards extensions was previously refused under application 2021/1473, as such, the current proposal would need to address the previous areas of concern and reasons for refusal.

Residential amenity

The proposed single storey, flat roofed side extension would replace the existing single storey, flat roofed garage and would be in a similar position. It would also be smaller than the wrap around side/rear extension approved under application 2022/0376, as such it would not significantly increase overshadowing or be an overbearing feature compared to the existing situation. Furthermore, there are no habitable room windows proposed on the side elevation facing number 1 St Owens Drive.

In terms of the increased ridge height it would be above the existing building footprint and set in from the shared boundaries. The roof would also slope away from the boundary shared with number 1 St Owens Drive. It is noted that the new gable would be on a higher level than number 1 St Catherine's Way but it would face the side elevation of the neighbouring property and be orientated to the North.

There is no window in the rear gable facing 1 St Catherine's Way and the rooflights in the Western roof slope would be separated from the neighbouring properties by the highway. There are some rooflights proposed on the Eastern roof plain facing number 1 St Owen's Drive but half of those would serve non-habitable rooms and the two which serve a bedroom would predominantly have a roof view of the neighbouring property with limited views of windows and gardens.

Visual Amenity

The existing bungalow is relatively modest in scale and is situated within a prominent corner location. The immediate area also consists of very similar modest bungalows with limited significant extensions or alterations evident within the immediate streetscene. The extensions approved under application 2022/0376 were also relatively modest and harmonised with the scale of the host property and neighbouring properties.

Unlike the previously approved application for the increase in ridge height, the current application proposes to retain an eaves height similar to the existing. However, the ridge would increase by circa 2.2m which is a significant increase over and above the existing modest ridge height, especially in an area with relatively regimented ridge heights. As such, despite the reductions and amendments made since the previous refusal, the perceived bulk and mass of the property would

still increase and would be at odds with the immediately adjacent properties which have a relatively uniform appearance and modest eaves and ridge height. This is further exacerbated due to the prominent position of the dwelling with uninterrupted views from the neighbouring highways and public vantage points. Furthermore, the application property is built on a higher level than the properties to the rear which front St Catherine's Way. As such, the proposal would be a visually intrusive, prominent, overly dominant and jarring feature on the streetscene, to the detriment of visual amenity and contrary to Local Plan Policy D1 and SPD 'House Extensions...'.

In addition to the height and bulk, although the ground floor fenestration would largely be retained, there would be a window introduced at first floor on the front gable and several rooflights incorporated on the side roof plains. This would be contrary to the fenestration evident within the immediate area and again would be highly visible due to the prominent position. It is noted that rooflights can be incorporated under permitted development rights, however, this is generally not the case within the immediate area given the modest ridge heights of the properties and lack of accommodation in the roofspaces.

In terms of the proposed materials it is welcomed that bricks to match the host property would be incorporated, however, the existing decorative stone on the front elevation would be lost, which matches the neighbouring properties, and instead would be replaced by composite cladding which is not highly evident or representative of the immediate streetscene. The cladding would also be continued on part of the Eastern elevation of the property, again, out of character with the immediately adjacent dwellings and contrary to Local Plan Policy D1 and SPD 'House Extensions and other domestic alterations'.

Highway Safety

The plans demonstrate that 2no. parking spaces could be accommodated within the curtilage, although, they also show a further 2 spaces to the rear of the dwelling which would compromise the rear garden area and were discouraged and removed from the approved scheme under application 2022/0376.

Recommendation

Refuse