

2022/1331

Mr Gavin Shaw

58 Aldham House Lane, Wombwell, Barnsley, S73 8RG

Two storey and single storey front extension, two storey and single storey rear extension and dormer extensions to roof

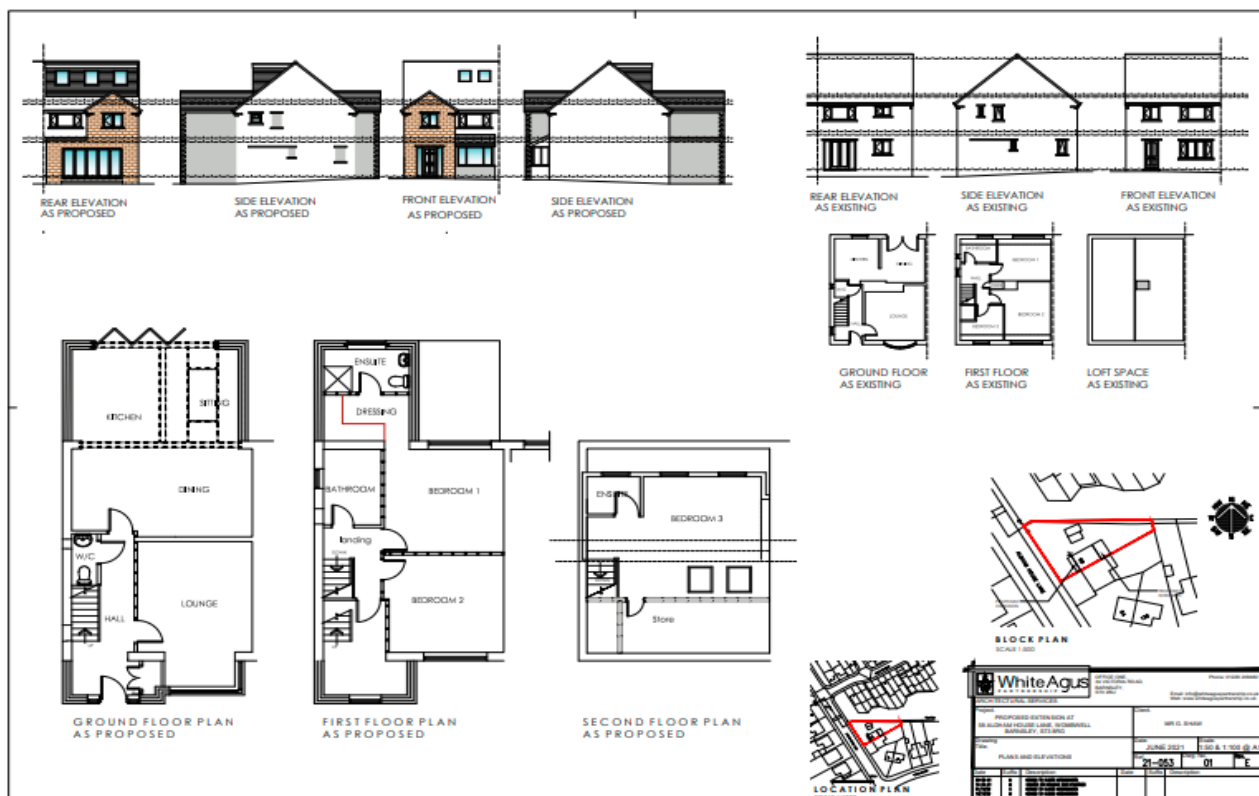
Site Description

The dwelling is a two-storey semi-detached dwelling located in Wombwell. Aldham House Lane has a mixed street scene featuring two-storey dwellings and bungalows. The dwelling has a garden to the front and a space to the side which appears to be used to store a static caravan and a touring caravan (although not concerning this application it is noted).

Planning History

2021/0936 - Single storey front extension, Two storey and single storey rear extension, and dormer extensions to roof (Approved with Conditions)

Proposed Development



The applicant is seeking approval for the erection of a single storey front extension, two-storey front extension, two storey and single storey rear extension, and dormer extensions to the roof. The single storey front extension will project 1.2 meters and the two-storey front extension will project 1.5 meters from the front elevation of the dwelling. The single storey front extension has a width of 2.55 meters and the two-storey front extension has a width of 3.25 meters.

The single storey front extension will feature a mono-pitched roof with a ridge height of 3.15 meters and an eaves height of 2.3 meters. The two-storey front extension will feature a pitched roof with a ridge height of 6.1 meters and an eaves height of 4.55 meters. The materials used will be matching brickwork and roof tiles, decorative stone and the single storey extension will feature a bay window.

The rear extension will project 3.5 meters from the rear elevation of the dwelling. The extension has a width of 5.9 meters. The two-storey part will feature a pitched roof with a ridge height of 6.5 meters and an eaves height of 4.95 meters. The single storey part will feature a flat roof with a maximum height of 3.25 meters and an eaves height of 3.05 meters. The materials used will be matching brickwork and roof tiles and decorative stone. Rear dormer windows are also proposed.

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.

Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). 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.

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. Section 12, paragraph 134 states *"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. Extensions 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. It is noted that various aspects of the proposal have already been approved under application 2021/0936. Therefore, it is the change in materials and the two-storey front extension that will be the focus of this assessment.

Visual Amenity

The proposal includes the addition of a two-storey front extension, and the front elevation is the most important elevation for its impact on the character of the dwelling and the street scene. The size and scale of front extensions need to be as modest as possible. Generally, front 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, character of the street scene or cause overshadowing to neighbouring dwellings. Large extensions and conservatories are likely to appear intrusive.

The host dwelling is located on a street which is characterised by two-storey semi-detached dwellings and detached bungalows. However, there is some variation in terms of dwelling size and overall external appearance but there are notably many properties mainly on the adjacent Wilson Street which are very similar to the applicant's property. When assessing against the SPD, the applicant's property is easily visible from the neighbouring properties and from the general public realm. It is clearly visible and is not individually designed or significantly setback from the road.

The LPA considers that the principle of development is therefore not acceptable as it is contrary to the SPD in regard to its siting in the street and on the principal elevation of the dwelling. Whilst the extension does not extend the full width of the house, it is two-storey and forms a dominant and uncharacteristic feature in the street scene and on the existing dwelling. When assessed against Policy D1: High Quality Design and Place Making in the Local Plan, the proposal would not deliver high quality development that respects and reinforces local character. It would also set an unwanted precedent for similar first and two-storey front extensions which would also represent unacceptable design and harm the character of the street scene further.

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 for both extensions will feature decorative stone along with matching brickwork and roof tiles to the existing dwelling. On the rear elevation this is not deemed harmful as this elevation is not highly visible from public vantage points. However, on the front elevation the change in materials only further alienates the proposed extension and increase its detrimental impact upon the character of the street scene. The roof design of the proposal is acceptable as it features a pitched roof which is set down at a lower level than the existing roof ridge of the main dwelling, however the bulk of the extension adds to its prominence and detracts from the original dwelling and character of the street scene.

Residential Amenity

The property is semi-detached however the two-storey front extension is offset away from the adjoining dwelling. Additionally, the extension is not sited directly to the south of any neighbouring dwelling and does not have an overshadowing or overbearing impact upon any neighbouring dwelling. It does not feature any side elevation windows and there is very little potential for overlooking. As such, the impact upon residential amenity is considered negligible and not detrimental enough to warrant a refusal on the application.

With regards to the impact on residential anxiety resulting from the two-storey and single storey rear extensions along with the rear dormer window, this was covered under application 2021/0936. There have been no changes to policy in that time and the permission still stands.

Highway Safety

There will be no impact upon highway safety.

Conclusion

Overall, whilst the roof design is suitable as well as being set below the roof ridge of the existing dwelling, it is a two-storey front extension in a prominent location, not built of matching materials which significantly alters the character of the existing dwelling. As such, the proposal is not considered to complement the existing dwelling or be in keeping with the surrounding area. The bulk size of the extension and its siting in a prominent location, results in a discordant and alien feature in the street scene. It is felt that an approval of the applicant's proposal would set an unwanted precedent for similar first floor and two-storey front extensions which would lead to further harm to the character of the area. The proposal is considered to be contrary to SPD: House Extensions and Other Domestic alterations and policy D1: High Quality Design and Place Making in the local plan and is unacceptable for its impact upon visual amenity.

Recommendation

Refuse