2021/1663

Mr M Lawrence

Erection of first floor side extension incorporating extension of canopy roof across the dwelling frontage above the existing integral garage.

1 Britland Close, Pogmoor, Barnsley, S75 2JP

Site Location & Description

The buff brick detached dwelling is located in a purely residential area, within urban Barnsley, with the immediate area being predominantly detached two storey dwellings and occupies a corner plot at the junction of Longside Way and Britland Close. An intervening grass verge approximately 4.9m in depth is located between the side elevation of the property and Longside Way.

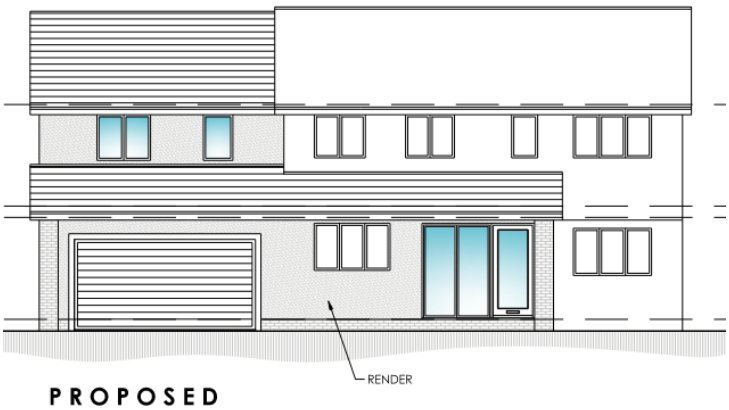




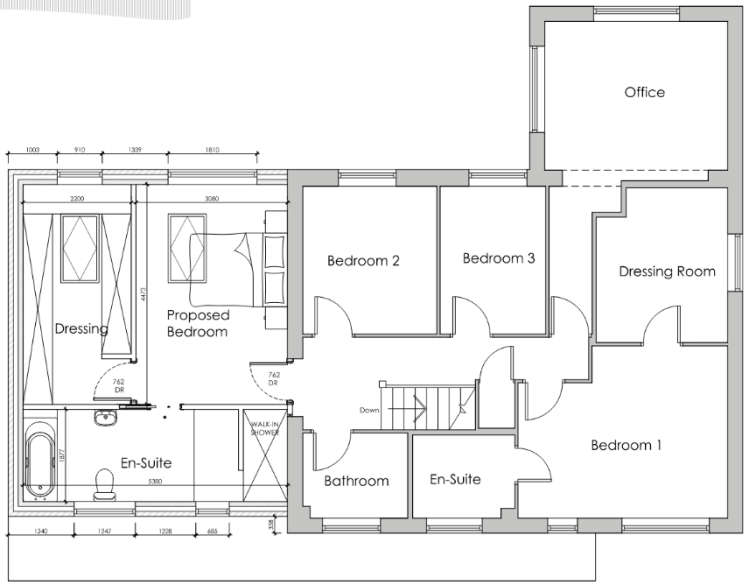


Proposed Development

The applicant seeks permission for the erection of first floor side extension above the existing attached side garage and the rendering of the front elevation of the side extension at ground floor and first floor level, including the existing front porch extension.
The side extension is to project 5.68m from the side elevation extending the full depth of the original property, excluding the rear extensions.



PROPOSED
FRONT ELEVATION
SCALE 1:100



PROPOSED FIRST
FLOOR PLAN

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 new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process.

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps 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; two letters of objections have been received; the objections relate to:

- Overlooking
- Residential area not commercial
- Impact on property prices
- Existing extension being strong enough to support first floor
- Concerns in relation to the impact on the grass verge during construction
- Damage to highway tree

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 on highway safety.

Residential Amenity

The SPD sets out guidance in relation to the extensions to ensure that extensions are designed to limit the impact on neighbouring dwellings. It states that habitable room windows should be located 10m from a boundary with a rear garden and that 21m should be maintained between facing habitable room windows; habitable rooms are taken to include lounge/living room, dining room, kitchen, bedroom and study.

The proposed first floor side extension is to be located above the existing garage and would not project beyond the rear elevation of the original dwelling, therefore not increasing levels of overlooking of the properties to the rear, in addition, the required separation distances outlined above are maintained. It is therefore considered that the proposal would not increase levels of overlooking to a detrimental level.

The extension is to be located within the building line of the original dwelling and therefore would not increase levels of overshadowing of the property to the north east, 3 Britland Close. However, the extension would be located to the east of 2 Bradshaw Close, which could lead to some overshadowing, due to the property's orientation in relation to each other and the path of the sun. Nevertheless, it is considered that any overshadowing would be minimal given the extension would be located to the east and the majority of overshadowing would occur in the morning hours and over the applicant's property.

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.

Reference has been made in one of the objection letters, that the property is located in a residential area and not a commercial area; there is no indication that the office indicated on the existing and proposed plans in anything other than a home office space for people working from home.

Visual Amenity

The SPD states that 'the design of a two-storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection, i.e., more than 2/3 the width of the original dwelling'. In this instance the proposed extension projects 5.68m from the side elevation and therefore complies with the guidance set out in the supplementary planning document.

The document also states that two-storey side extensions should have a set back from the front elevation by at least 500mm, to allow for a vertical break in the roof plane, a lowering of the ridge line and to reduce the terracing effect. The set-back also lessens the unsightly bonding of old and new materials. The dwelling incorporates a set-back of 500mm at first floor level, which allows for a vertical break in materials on the front elevation and a corresponding lowering of the ridge line.

The SPD also states that where dwellings are located in corner plots, the sideways projection should not exceed more than half the width of the existing gap between the original dwelling and the side boundary. It is acknowledged that the side extension would extend up to the side boundary and therefore fail to comply with this element of policy. However, as mentioned previously, the side elevation of the dwelling is set back from the Longside Way highway and separated by an intervening grass verge, approximately 4.9m in depth, which lessens the impact of the proposed extension on the existing Longside Way, street scene.

It is proposed to render elements of the dwelling and the proposed extension, including the front elevation of the existing garage and proposed first floor side extension, along with the ground floor existing porch extension. Whilst there are no examples of render within Britland Close or the wider residential estate, the amount of render is kept to a minimum and would provide a design feature to the dwelling, allowing the history of the building to be read. In addition, it would help to minimise the unsightly bonding of old and new materials and remove the small artificial stone panel to the left of the front door.

Based on the above it is therefore considered that the proposed extensions and 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 or the requirement for additional provision, as such is considered acceptable in terms of its impact on highway safety.

Other Issues

Concerns have been raised as to whether the existing extensions are strong enough to support a first-floor extension; this is beyond the remit of the planning authority and will be investigated during the building control process.

The concerns raised in relation to property prices are not a material planning consideration and have no bearing on the determination of planning applications.

Concerns have also been raised in relation to damage to the strip of land between the side elevation of the dwelling and Longside Way, and the tree located within it. The land and the tree are located outside the red line boundary of the dwelling and are not within the ownership of the applicant and therefore permission of the land owner would be required to undertake any works within this area. Nevertheless, any damage to this land is not a material planning consideration and is not relevant to this application.

Recommendation

Approve with conditions