
2021/0723

Mr Ryan Shaw

Erection of two storey side extension, single storey front extension, and raised balcony to rear of dwelling

8 Bloomfield Road, Darton, Barnsley, S75 5AP

Background

No Planning History

Description

The property is a semi detached, brick built two storey dwelling set on a large corner plot on Bloomfield Rise and Bloomfield Road. The property faces onto the side elevation of number 10 to the south and is attached to number 6 to the west. The land slopes north to south resulting in number 10 being at a lower level than the applicant's property.



Proposed Development

The proposal involves the erection of a two storey side extension, single storey front extension, and raised balcony to rear of dwelling.

The side extension measures approximately 4.5m by 8.5m and has been designed with a set back at first floor level of 500mm and a lowered roofline. The front extension to the existing dwelling projects approximately 1.3m and is the full width of the dwelling and the proposed

extension and has been designed with a flat roof. The extensions are to be constructed from matching materials.

The proposed balcony measures 2.5m in projection by 4.5m in width and is designed with glass balustrades and a 1.8m high obscurely glazed screen to the side facing the attached dwelling number 6 to the west.



Policy Context

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

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

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.

Consultations

Highways – No comments received

Representations

No comments received

Assessment

Material Consideration

Principle of development
Residential Amenity
Visual Amenity

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.

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

In terms of the impact of the proposal upon residential amenity, the two storey extension is set approximately 10.7m from the side elevation of number 10 to the south and 28m from number 25 to the east. The extension includes a raised balcony to the rear, however the side which faces to the west would include a 1.8m high obscurely glazed screen (to be conditioned) and would not allow for any significant overlooking or loss of privacy to this property. Number 10 to the south is set at a lower level and the balcony would face onto the side of this property only, therefore there should not be any significant loss of privacy to this dwelling.

In terms of the proposed extension, there should not be any overbearing or loss of light to numbers 10 and the attached dwelling number 6 given the extension is set to the side elevation and the distance between the proposed extension and the neighbouring property. The rear balcony should not cause any significant overbearing impact to the attached dwelling number 6 as there is approx 7m separation between the extension and the boundary.

The proposal is considered acceptable in terms of residential amenity in accordance with Local Plan Policy GD1 and the SPD House Extensions.

Visual Amenity

The extension is considered acceptable in terms of design and includes a set back and set down in line with the SPD guidance. The proposed flat roofed front extension has a limited projection and compliments the design of the existing dwelling and the existing forward projecting flat roofed garage.

The proposed side extension does not exceed 2/3rds of the width of the original dwelling and it would appear subservient to the main dwelling. The proposed balcony would be visible from the street scene due to the properties siting on this corner plot, however the design is considered to be acceptable and due to the glazed balustrade, it would not appear overly prominent.

The proposal is acceptable in terms of design and impact upon visual amenity in accordance with policy D1 of the Local Plan.

Highway Safety

The highways section have not commented on the proposal, however there are no alterations to the parking or access, therefore there are no objections from a highway safety point of view.

Recommendation

Grant subject to conditions