

2021/0514

Mr Nathan Swann

Erection of first floor side and stepped two storey rear extensions including provision of roof terrace and associated balustrades.

13 Redthorpe Crest, Redbrook, Barnsley, S75 1JE

Site Description

The application relates to a brick and stone built, detached bungalow with an element of under build providing accommodation on the ground floor and part of the lower ground floor. To the front of the dwelling are a garden area and a driveway leading to an attached garage at the lower ground floor level. To the rear of the property is a raised deck area which backs on to a large garden with mature planting around the boundaries. The garden slopes down from North to South and East to West.

There is a neighbouring bungalow on a similar building line and a higher level to the East and a further bungalow, built on an angle and lower level, to the West. The rear boundary is adjacent to a small wooded area which separates the site from Redbrook Road.



Proposed Development

The applicant seeks permission to erect a pitched roof extension above the existing lower ground floor garage and a flat roofed, stepped, 2 storey extension to the rear of the property. Although the extension would provide accommodation over 2 floors, given the slope of the land, part of the extension would be below ground to provide additional floor space at lower ground floor and ground floor levels.

The ground floor element would project circa 6m from the original rear elevation and open on to a central outdoor terraced area on the roof of the lower ground floor element. The lower ground floor extension would project circa 4m beyond the ground floor extension and provide direct access to the garden.



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.

Representations

None

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.

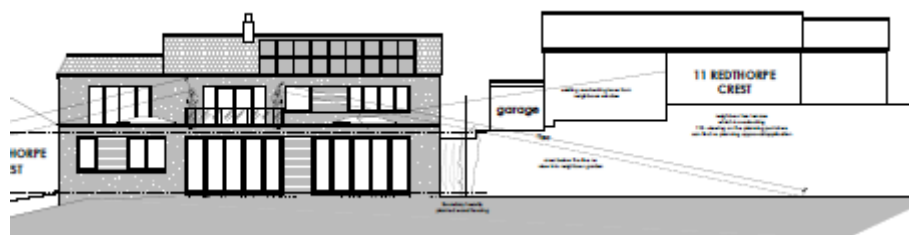
It should be noted that the proposed extensions are relatively large in terms of footprint, but they aim to turn a modest 3-bedroom bungalow with under build into a larger family home which are in short supply and high demand within the borough.

Residential Amenity

On first glance a 6m two storey extension with an additional 4m single storey extension seems very large and could have the potential to impact negatively on the residential amenity of neighbouring residents. However, the context and the topography of the site needs to be carefully considered.

The proposed ground floor extension (2 storey element) would be adjacent to the boundary shared with number 11 to the East. However, that property is set further back on its plot than the application property, is built on a higher level and has an existing rear extension. The neighbouring extension has a similar rear elevation position as the proposed '2 storey' extension. As such, although the extension would provide accommodation over 2 levels, it would appear as a single storey addition to number 11 and, even then, would be built on a lower level than their property and extension. As such, it would not significantly increase overshadowing or be an overbearing feature, in accordance with Local Plan Policy GD1.

It is noted that the lower ground floor extension would project beyond the rear elevation and extension of number 11, however, as shown on the sections, the roof of the proposed extension would be a similar height as the garden level of the neighbouring property, again this would not increase overshadowing or be an overbearing feature.



Number 15 Redthorpe Crest is built on a lower level than the application property and the proposed extensions would obviously be built on a higher level. However, number 15 is angled away from the application site and the corner of the neighbouring rear elevation would be on a similar line as the furthest point of the proposed extensions, as such, despite the level difference, the proposal would not significantly increase overshadowing or be an overbearing feature. The neighbouring side elevation would face the site but again this would be angled away, and side elevations are offered less protection than principle elevations.

With regards to the extension above the existing garage, this would be within close proximity to number 15, however, it would be immediately adjacent to the attached garage. The main habitable room windows on the front elevation would be set away and would not directly face the extension.



In terms of privacy, there are no habitable room windows proposed on the side elevations of the extension facing the shared boundaries. The windows either face the road to the front of the property or down the applicants own garden towards the woodland.

There is a raised terrace area to the rear of the property, on top of the flat roof serving the lower ground floor extension. Given the topography the terrace would be on a similar level as the garden of number 15 so views would be minimized by boundary treatments, furthermore, it would be located centrally within the rear elevation and would be circa 10m from the shared boundaries, in accordance with the SPD. As such, privacy levels would be maintained, in accordance with Local Plan Policy GD1.

Visual Amenity

The extension above the existing garage would be visible from the streetscene, however, this is a relatively modest addition and incorporates a set back from the original front elevation as well as a roof ridge, parallel to, but lower than the original. As such, it would appear a subordinate addition and would comply with the requirements of SPD 'House Extensions'.

The rear extensions, as outlined above, are relatively large in terms of footprint and project circa 10m in total from the original rear elevation. However, as shown on the section's drawings, the elevations are 'stepped' and work with the topography of the land. The lower ground floor extension would also be partially be below ground with the roof of the extension the same level as the neighbouring garden. As such, this reduces the visual impact of the extensions.

Furthermore, the extensions would be in a non-prominent position to the rear of the property and the site has mature planting on the boundaries, some of which would be retained. The site also backs onto a wooded area which separates the site, both physically and visually, from Redbrook Road beyond.

The extensions would incorporate flat roofs, where as the host property has dual pitched roofs. However, as outlined above, the site is in a non-prominent position and flat roofs are not uncommon within the immediate area. The lower ground floor roof is also broken up due to the inclusion of the terrace area.

The applicant proposed brick to match the host property on the extension above the existing garage but render elsewhere. Render is not prominent within the immediate area, but it would mainly be limited to the rear of the dwelling where it would not be visible from the streetscene. The render would also aid identify the original host property from the extensions.

As such, given the comments above, on balance, the visual amenity of the area would be maintained.

Highway Safety

The proposed extensions would not affect the current parking and maneuvering arrangements.

Trees

Some shrubs and planting on the boundaries of the site would need to be removed to accommodate the extensions, however, the mature trees/wooded area to the rear of the site would remain unaffected.

Conclusion

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would

outweigh the benefits associated with the granting of planning permission for the scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Approve – subject to conditions

Conditions

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.*

The development hereby approved shall be carried out strictly in accordance with the amended plans (Nos. 2021-03-04- 'Sections', 2021-03-24-P01-Rev B 'Location', 2021-03-24-P03-Rev B 'Proposed Plans' & 2021-03-24-P04-Rev B 'Proposed Elevations') and specifications as approved unless required by any other conditions in this permission.

Reason: *In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.*

The external materials on the front elevation of the first floor extension above the existing garage shall match those used in the existing building.

Reason: *In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.*