
2022/1064

Mrs E Bamforth

Erection of single storey extension to the rear/side of dwelling

3 Woodhouse Road, Hoyland, Barnsley, S74 9AW

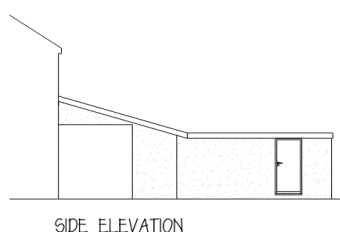
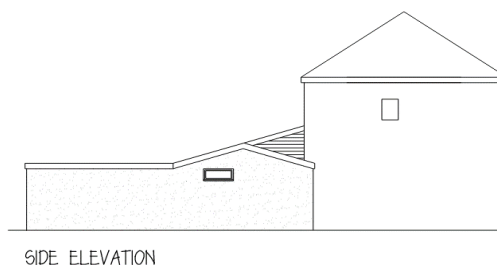
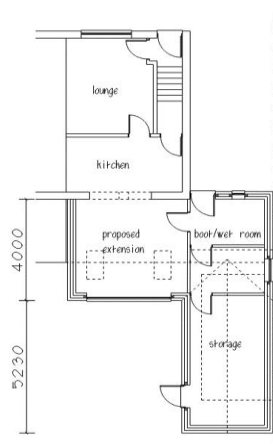
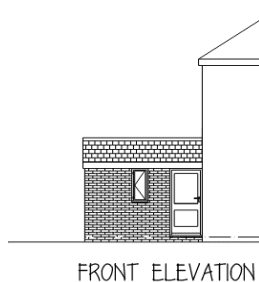
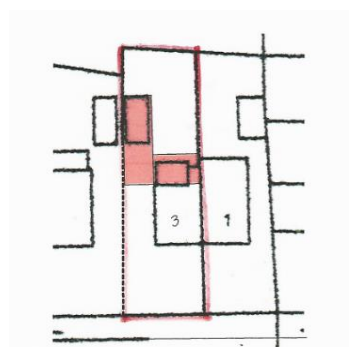
Site Location & Description

Woodhouse Road is a small residential road, which rises east to west, located within Hoyland and within a predominantly residential area characterised by a mix of single storey and two-storey residential properties with a mix of housing types and designs.

The application relates to a two-storey, semi-detached brick-built dwelling located on the north side of Woodhouse Road. The dwelling is set back from the highway with a modest front garden to the front and driveway to the side and currently benefits from a single storey conservatory extension to the rear elevation and a detached garage and outbuildings along the western boundary.

Proposed Development

The applicant seeks permission for the erection of a single-storey rear and side extension. The extension is to project 4m from the rear elevation of the dwelling, extending the full width of the property and 3m beyond the side extension and extending an additional 5.3m along the western boundary.



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 held 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

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation 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; no representations have been 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 on highway safety.

Residential Amenity

Supplementary Planning Document – House Extensions and other Domestic Alterations states that single storey extensions to the rear of semi-detached dwellings should not project more than 4m and that the eaves height should not exceed 2.5m where the extension would project beyond 3m.

The proposed rear extension is to project 4m beyond the rear elevation of the dwelling which could result in some loss of outlook from the adjoining property, however, the neighbouring property benefits from an extension and whilst of a lesser projection, the difference would not lead to an increase in overshadowing or reduce outlook.

The extension is to extend towards the western boundary, extending a total of 9.2m along this boundary which again could reduce levels of outlook from the neighbouring property and increase levels of overshadowing, however, the extension would be located to the east of the potentially affected property and would not lead to a significant increase in overshadowing due to its orientation in relation to the path of the sun. The extension has also been designed with a height of 2.4m which lessens the impact on the neighbouring dwelling, in addition, the neighbouring property has outbuildings located along this boundary therefore limiting the impact.

There are no windows proposed on the eastern elevation of the extension, with one, high level window being located on the western side elevation, facing 5 Woodhouse Road, given that this is to serve a boot/wet room it is not considered that it would increase levels of overlooking to an unreasonable level. The windows located in the northern rear elevation are located a sufficient distance from the rear boundary with the properties beyond that the proposal would not increase levels of overlooking, with the existing boundary treatment providing suitable screening.

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 of neighbouring properties to a detrimental level and is in compliance with Local Plan Policy GD1

Visual Amenity

The Supplementary Planning Document for House Extensions states that 'the design of a single-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 side extension projects 2.9m from the side elevation and therefore complies with the guidance set out in the supplementary planning document.

The proposed extension is designed to reflect the original dwelling in terms of roof style and pitch and whilst the majority of the extension is to be constructed from render, this is located on the rear and side elevations and is not highly visible from public vantage points, with the front elevation is to be constructed from facing brick to match the existing is to be constructed from materials which match the original dwelling. It is therefore considered that the proposed extension is 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 requirement for additional parking provision, nor does it see the loss of existing parking provision. A driveway of approximately 13m is retained which is of sufficient length to accommodate 2no vehicles for a dwelling of this size and therefore it is considered that the extension would not impact on highway safety and as such is acceptable and in compliance with Local Plan Policy T4.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions