Planning Statement

Erection of single storey rear extension at no.53 Field Head Road, Hoyland, Barnsley.



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1.0 Introduction

This Planning Statement has been prepared on behalf of Mr D Soden. It is intended to assist Barnsley Metropolitan Borough Council (BMBC) in its determination of proposals to erect a single storey rear extension at no. 53, Field Head Road, Hoyland, S74 9AT.

In addition to this Statement, the planning application should be considered in recognition of the following supporting documents:

Plans

- Site Location Plan 1/1250 Ref P01 Rev A
- Existing Plan Ref P02 Rev B
- Proposed Plan and Elevations Ref P03 Rev J
- Existing Elevations Ref P04 Rev C
- Site Plan Ref P05 Rev A

2.0 Site & Surroundings

The applicant property is a 2 bedroom detached bungalow. The property is located on the southern side of Field Head Road, levels fall within the site resulting in a rear garden that slopes to its southern (rear) boundary.

The property was constructed in the 1970's, its front elevation has been clad in reconstituted stone with the side and rear elevations being constructed from a brindle brick, the roof is hipped with a concrete interlocking tile. There is a conservatory on the rear of the property which would be demolished, in addition to this the property has a flat roof garage extension attached on the eastern (side) elevation which has a private driveway to its front.

The property has enclosed gardens to the front and rear. The rear garden extends by 23.5m and slopes down to the boundary with Milton pond. A terrace of properties (Scholes View) is located to the rear of the site, the end property no.11 presents its gable and rear garden to the side boundary of the applicant property.

Field Head Road is wholly residential in character, it exclusively supports bungalows within the vicinity of the applicant property and terminates as a cul-de-sac immediately to the east. Many of the neighbouring properties have been extended with side and rear extensions being common features, in addition to detached garages. Owing to the sloping nature of Field Head Road finished floor levels tend to be elevated.

The property is not located within a Conservation Area, listed or within the setting of a Listed Building. There are no trees subject to preservation orders within the curtilage.



3.0 Proposal

The application seeks planning permission for the erection of a single storey rear extension to the existing dwelling. The extension would replace the existing conservatory and extend the full width of the rear elevation or the original house and attached garage located to the side. The extension would accommodate a kitchen/dining area and also allow for a reconfiguration of the existing internal accommodation.

The dimensions of the extension would be as follows:

Width: 14.67m (4.8m behind existing garage)
Projection: 4.3m
Ridge Height: 4.2m
Eaves Height 2.8m raising to 3.4m.

The extension would be of a flat roof construction with a central lantern roof light. The extension along with the original dwelling itself would be rendered. Bi-fold doors would open directly into the rear garden which would be terraced to provide usable accessible platforms.

4.0 Planning Policy

The development plan comprises of the Barnsley Local Plan adopted January 2019. The property is located within an area that is allocated as Urban Fabric.

The Local Plan identifies that Policy GD1 will be the starting point for making decisions on all areas of the Policies Map identified as Urban Fabric.

Policy GD1 General Development

Proposals for development will be approved if:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;
- They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;
- Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated; Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;
- Any drains, culverts and other surface water bodies that may cross the site are considered;
- Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- Any pylons are considered in the layout; and
- Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

D1 – High Quality Design and Place Making

Design Principles

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, including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian network;
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;
- Create clear distinctions between public and private spaces; Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high quality materials; Include a comprehensive and high quality scheme for hard and soft landscaping; and
- Provide high quality public realm.

Supplementary Planning Documents Supplementary Planning Document (SPD) - House Extensions 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.

With reference to single storey rear extensions the SPD advises that;

'*To combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled.*

Single storey extensions to the rear of terraced houses should not exceed 3.5 metres in projection and where they exceed 3m in length the eaves height should not exceed 2.5m. On semi-detached dwellings an extension should not project more than 4m and again, the eaves height should not exceed 2.5m where the extension would project beyond 3m'.

Equally the guidance acknowledges that;

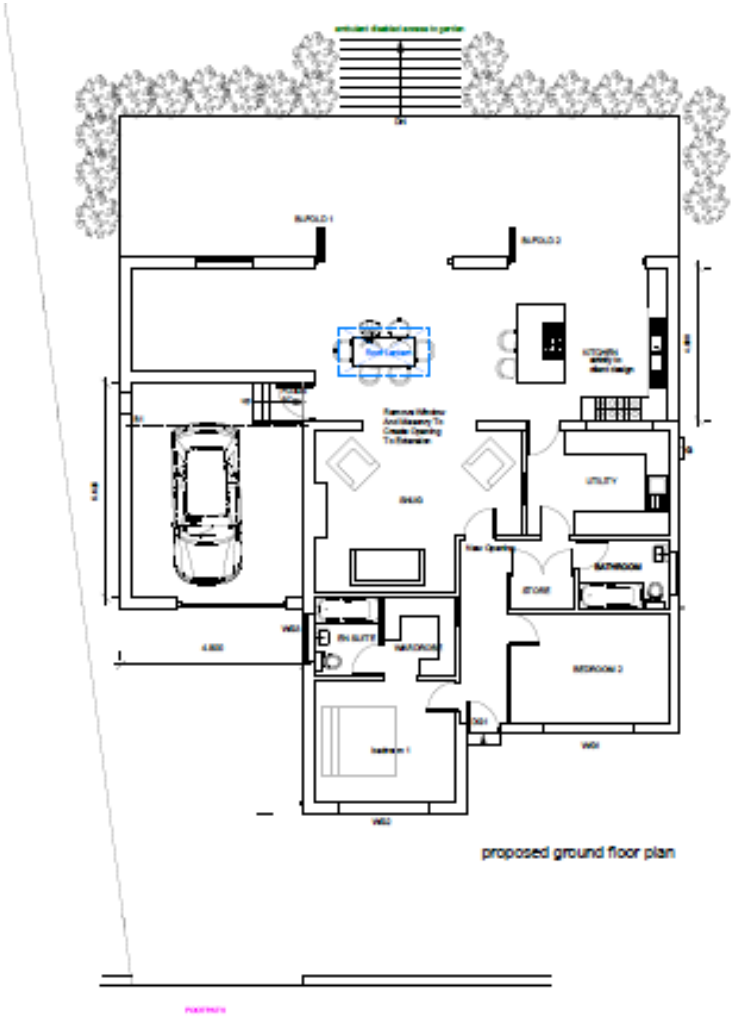
'Extensions at the front of individually-designed, detached houses, which are set back from the highway or set on staggered building lines, may, in

certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene'.

NPPF

The National Planning Policy Framework (NPPF), was updated in July 2021 and is a material consideration in planning decisions. At the heart of the NPPF is a presumption in favour of sustainable development, and the policies taken as a whole, constitute the Government's view on what sustainable development in England means in practice for the planning system.

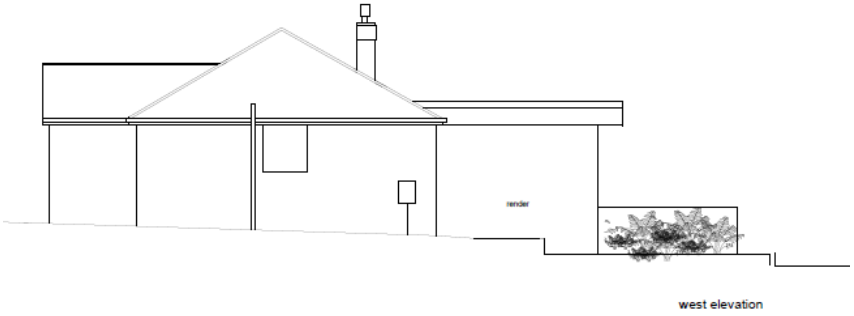
5.0 Proposals



Floor Plan



Rear Elevation



Side/Western Elevation

6.0 Flat Roof Design Concepts









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7.0 Assessment

Prior to the submission of the application the applicant engaged in pre application discussions with the Local Planning Authority, the submission has been amended to address advice of the planning officer and the design requirements of the applicant. This statement will supplement the accompanying plans in demonstrating that the proposals would be policy compliant with the requirement of the Barnsley Local Plan and supporting Supplementary Planning Document relevant to household extensions.

Principle:
The site (Field Head Road) is allocated as Urban Fabric in the adopted Local Plan. It is established planning practice that extensions and alterations to a domestic property are acceptable in principle with permitted development right allowing a range of alterations to be made without the need for planning permission. When permission is required, the general rule is that approval will be granted where the extension would 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.

In the applicants circumstances the proposals have been scaled back from those originally promoted. The design and scale is the most practical and cost effective way of extending their property to address accommodation requirements.

Design:
There are numerous examples of rear extensions on properties within Field Head Road and the wider Hoyland area. These extensions include both pitched and flat roofed structures which are constructed from materials which vary from traditional stone, to brick, render or UPVC. It should therefore not be disputed that the there are strong precedents within the locality with rear extensions being a common feature.

Appreciation to the variation in design and form of extensions within the locality is important to the assessment of the proposals. It would appear that the Council has taken a relaxed view of to the design of single storey rear extensions as evidenced by the variation in roof style and materials.

The nature of rear extensions dictates that they are in the main screened from public view. In the applicants instance public views would be limited from footpaths around Milton Pond, views from these areas are already framed by the appearance of the rear elevations of properties, their accompanying gardens and associated paraphernalia. In landscape is not considered sensitive and there would be no encroachment on key views.

Concerning rear extensions the Councils adopted SPD is primarily focused upon overshadowing and outlook to neighbouring properties, particularly when extensions are positioned on a shared boundary. The design criteria of the SPD a is solely focused upon the dimensions of extensions with no explicit design requirement listed.

The single storey extension would present itself as a modest addition to the property. The flat roof design reduces the overall scale of the development and will purposely give a more contemporary appearance which is intended to uplift the appearance of the applicants property. The flat roof design would be complimented with bi fold doors, a lantern roof and rendered external finish, which would collectively provide a strong a resilient design. The design is aims to raise the quality of the accommodation and give a subtle degree of distinctiveness for the enjoyment of the applicant. The proposals are considered fully compliant with the aspirations of policy D1 in terms of improving character and raising quality.

The housing estate is not within a Conservation Area which should be subject to more stringent controls over design. Crucially the design of the

extension is wholly domestic in appearance and its scale would assume a subservient appearance to the host property which remains the dominant feature.

The addition of the extension is intended to provide the most functional design and layout for the applicant. The lantern roof light and south facing bi-fold doors seek to maximise solar gain to both the additional and original floor space. This will provide substantial levels of ventilation and outlook for the applicant. The modern flat roof design would assume a subservient appearance and improve the overall setting of the dwelling in relation to the neighbouring properties which it borders. The comprehensive refurbishment which is proposed to the external elevations would ensure that the extension would also successfully assimilate into the fabric of the host dwelling .

On the whole, it is considered that the proposal will comply with Policy GD1 and D1 of the Local Plan , which ultimately seeks to ensure that new development is well designed and respect its context. The proposal will also comply with the adopted SPD relevant to Householder extensions as the scale, form and proportions of the extensions proposed pay due regard to the character and appearance of the main dwelling and the local area.

Amenity:
Extensions to dwellings are considered on the basis of overshadowing, loss of privacy and outlook. Examples cited within the SPD relate to semi-detached and terraced properties, there is no direct reference to detached properties. The detached nature of the property mitigates any perceived impacts upon neighbouring properties with the associated elevations being positioned well within the sites boundaries.

The applicant property neighbours No.51 Field Head Road and no. 11 Scholes view. The rear extension will be positioned directly to the rear of the existing dwelling and adjoining garage, this will consume the existing conservatory which would be demolished. No.11 Scholes View presents its rear elevation to Field Head Road, the position to the applicant property being slightly offset.

The flat roof design of the extension reduces the overall scale and mass considerably, this can only be viewed as being favourable to the outlook and amenity of neighbouring properties with a minimal impact upon overshadowing. In addition, the position of window openings would maintain levels of privacy by ensuring that there would be no material increase in overlooking to rear garden areas or habitable rooms above the relationship which already exists, and the mitigation afforded by established boundary treatments.

The orientation of the host property and the separation distance is such that the single storey extension will not unreasonably overshadow or over-dominate the occupants of either neighbouring dwellings.

It is concluded therefore that the scheme complies polices GD1 and D1 of the adopted Local Plan as well as the advice of the adopted SPD insofar as the development proposals would protect the amenity of neighbours.

Highways:
Access arrangements to the property would remain unchanged. The alterations are not intended to increase the occupancy of the dwelling above the existing 2 bedrooms. It remains that there would be a sufficient level off street parking and the property would also continue to be served with a usable garage which exceeds minimum parking guidelines.

There would be no adverse impact upon highway safety occurring from the development.

7.0 Conclusion

Proposals to extend residential properties located within the urban fabric of the Borough are acceptable in principle.

This statement ahs identified that the proposed extension would be of a scale and design which harmonises with the existing building, it would not adversely affect the amenity of neighbouring properties. The location of the extension dictates that it would not have a discernable impact from public vantage points. Locally there are strong precedents of rear extensions built to varying designs and materials. The proposed investment in the property would significantly improve the residential quality and overall amenity of the accommodation for the applicant, this would also secure associated improvements to the overall appearance of the dwelling which will be comprehensively refurbished.

It is held that the design, scale and appearance of the extension would be acceptable and not harm the character of the street scene, residents amenity or interfere with highway safety. Accordingly it should be viewed that the proposals are in accordance with Local Plan Policies D1, GD1 and the adopted SPD 'House Extensions'.

Therefore in accordance with the NPPF, in the absence of any adverse impacts which would significantly and demonstrably outweigh the benefits of the development, it is hoped that the Local Planning authority support this application.