
2023/0287

Applicant: Mr Richard Foster

Proposal: Two Story Extension

Site address: 5 Park View Road, Staincross, Barnsley S75 6LD

Site Description

The dwelling is the left part of a mid-twentieth century pair of semi-detached dwellings. Whilst the dwelling only features an uncommon style of first-floor window, the broader street layout is more unusual and features several design styles and types of dwellings, many of which have been extended. The unusual street layout comprises of the dwellings, a road, extra land, which appears to be sectioned to match each dwelling and then the single carriageway A61.

The dwelling itself is within close proximity to the boundary with No.4 Park View Road, an extended detached bungalow. A medium sized hit and miss fence separates the dwellings. No.5 has previously been extended with extensions to the rear of the dwelling.

Planning History

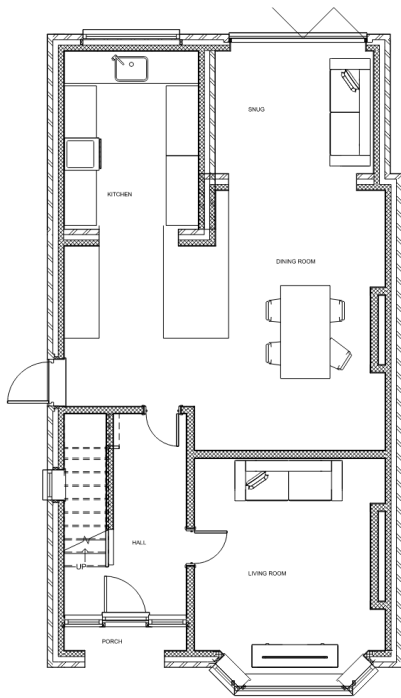
Appeal Ref: APP/R4408/D/22/3305257: Appeal for decision 2022/0495 – Dismissed 27th January 2023 sue to harming living conditions of neighbouring occupietr.

2022/0495: Two storey side extension to dwelling – Refused 15/07/2022 due to impact on neighbouring window.

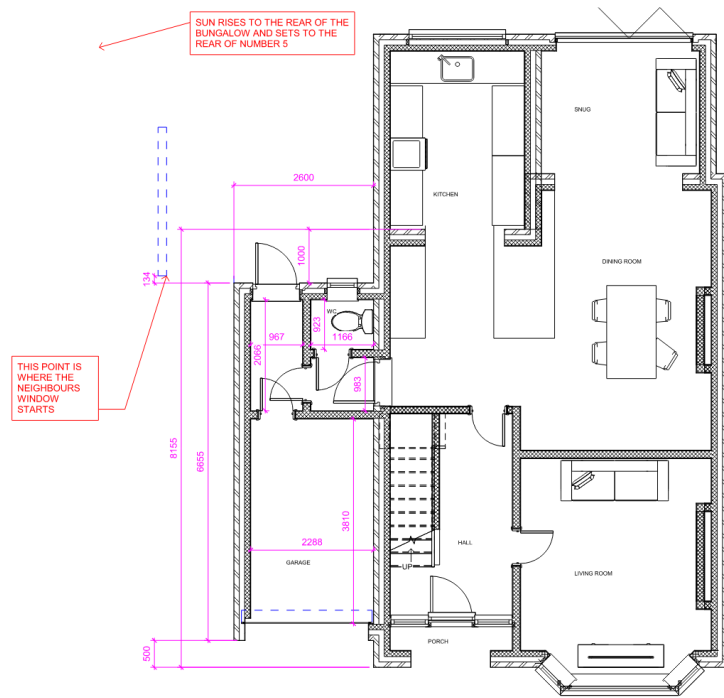
B/78/1704/DT: To erect extension to dwelling – (Assumed) approved 27 July 1978

Proposed Development

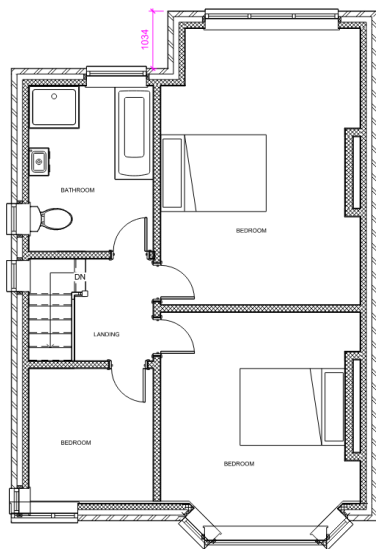
The proposal is for a two-story side extension to the left side or the dwelling, adjacent to number 4 Park View Road. The proposed extension would include a garage on the ground floor and a downstairs toilet. The upper floor would consist of two new bedrooms, each consisting of an additional window on the front and rear elevation. Additional works include the relocation of the existing side entrance door to the rear elevation of the proposed extension, removal of three existing side windows and the installation of two roof lights on the side elevation. The final alteration proposed is a Juliet style balcony window on the front elevation, located in what is shown as a walk-in wardrobe on the plans.



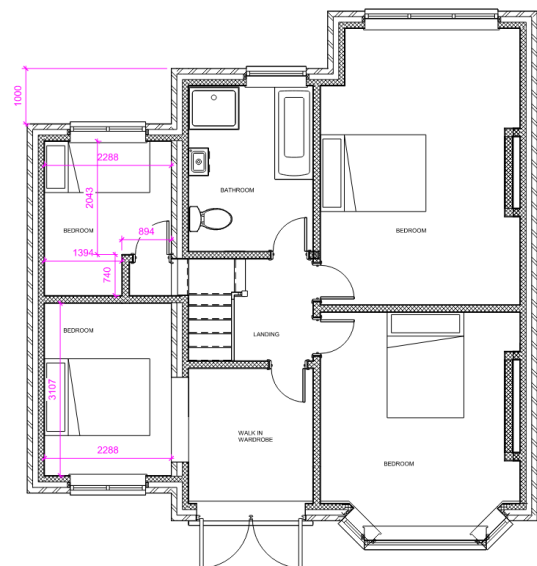
3 EXISTING GROUND FLOOR PLAN
1 : 50



4 PROPOSED GROUND FLOOR PLAN
1 : 50



5 EXISTING FIRST FLOOR PLAN
1 : 50



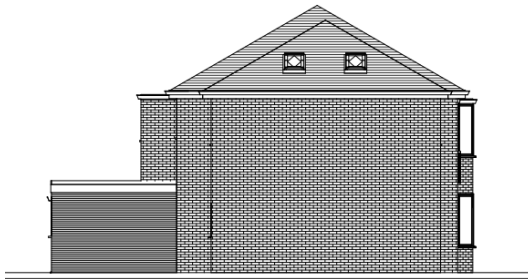
6 PROPOSED FIRST FLOOR PLAN
1 : 50



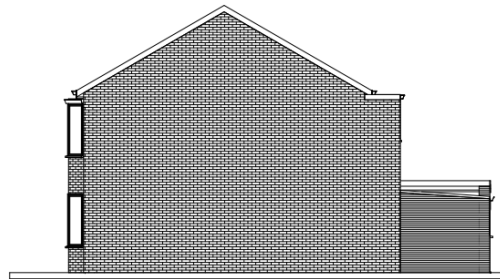
11 PROPOSED REAR ELEVATION
1 : 50



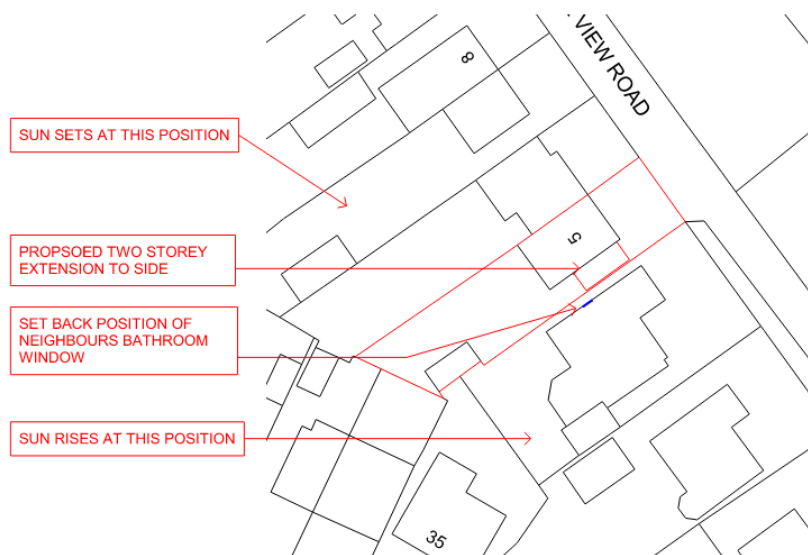
12 PROPOSED FRONT ELEVATION
1 : 50



13 PROPOSED SIDE ELEVATION
1 : 50



14 PROPOSED NEIGHBOURS SIDE ELEVATION
1 : 50



1 SITE PLAN
1 : 500

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 on 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 Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy D1: High quality design and place making – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that

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.

Supplementary Planning Document: House Extensions and Other Domestic Alterations

This document establishes 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 should:

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes. Section 12, paragraph 134 states "development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes".

Consultations

Highways DC: Confirmation was received that due to the existing allocation of two off road park spaces within the curtilage of the dwelling, The dwelling would meet the required parking standards despite the proposed garage not being of a sufficient size to be considered as formal parking provision.

Representations

Neighbour notification letters were sent to surrounding properties. Three objections on behalf of one individual dwelling were received. Valid concerns in respect of planning included loss of privacy, loss of light and effect of the proposal upon the street scene. Other issues were raised which were not relevant in the context of making a planning decision, such as concerns over damp, foundations and the location of the boundary line between the two properties. These issues would be dealt with by other legislation or would be civil matters between the two parties and therefore would not be considered to be material considerations to be taken into account when determining this planning application.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation; however, the site and much of the 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 highway safety.

Visual Amenity

The dwelling is one of fifteen dwellings on Park View Avenue. Whilst it is a semi-detached dwelling, it is unique when compared to the other three pairs of semi-detached dwellings which are of the same design and brickwork. Both preceding and following on from the applicant's dwelling and additional blocks of semi-detached dwellings are three bungalows, except for No.4, the other bungalows, whilst different sizes and slightly different styles are all constructed of red brick. No.16, a large, detached house occupying the final corner plot, together with No.4 make up the two most distinct and out of character dwellings on Park View Road. Both are constructed of sandstone colour brickwork compared to the red brick of other dwellings. No.16 also features black cladding and an obscure amount of glazing.

Undoubtedly the proposed 2-story extension would be a tight fit within space available but both front and rear gardens of No. 5 are protected from development, whilst the proposal remains subservient to the existing dwelling. It contains a set back and a set down from the existing property and uses matching materials and roof style. It is also noted that it is similar

in design to the extension submitted under 2022/0495. Design was not considered an issue or reason for refusal in that application or the subsequent appeal.

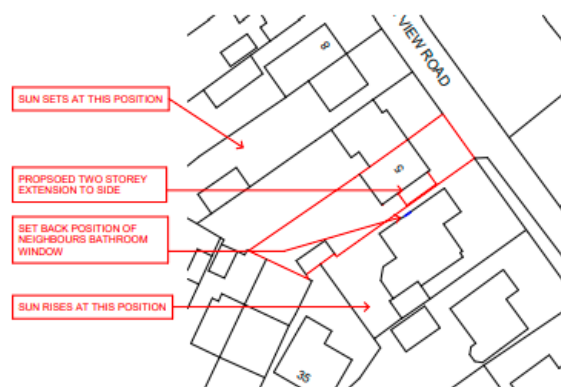
Residential Amenity

Properties to the front and rear of the dwelling are far enough away from the development not to be affected. No.6 Park View Road is also unaffected as the applicant's house screens them from the extension. The main property affected, as was the case in the previous application, is No.4 Park View Road. As can be seen from the plans below, the extension has been reduced to now pull it away from being in front of the neighbour's side bedroom window.



2 SITE PLAN
1:500

2022/0495 scheme



1 SITE PLAN
1:500

2023/0287 scheme

The blank elevation is not ideal but to protect the privacy of No. 4,, the blank elevation is required. It should also be noted that under permitted development rights a single storey extension along the length of the side of the dwelling could be erected up to 4m in height the impact of which would not be sis-similar to the proposed development. Additional privacy measures are to be achieved by the removal of three windows and an external door, from the current side elevation which currently sit further back from the boundary, but all looked and opened on to the side elevation of No.4 where a bathroom and bedroom are located. The proposal at No.5 only has two roof lights which would not intrude on privacy of the neighbours, along with a window on both the front and a rear elevation and rear back door. Due to the closeness of the proposal to the boundary treatment, entry passing by number No.4 will be restricted as the rear door only allows access into the rear garden. Residents, visitors, and vehicle access would no longer be able to pass by, congregate or

park on the existing section of driveway which is close to both the boundary and the dwelling of No.4.

In this application, consideration has been given to concerns which led to a previous planning application being initially refused and subsequently dismissed at an appeal. The major concern was upon the amenity of the neighbouring dwelling at No.4. The principal concern was the partial or full coverage of the side bedroom window of No.4 in relation to the proximity of the proposed extension. New plans and elevations confirm that with a 1m reduction in in length, the new proposal would not wholly or partially cover the existing side bedroom window of No.4, thus not blocking the somewhat already restricted view of No.4.

In relation to light, with the new plans, the proposal would have an insignificant effect upon the light levels of No.4 in relation to the bedroom window. This is principally due to the location of the window on the north-western elevation and the path of the sun, which due to the windows location, provides limited sunlight levels, irrespective of the proposed extension at No.5

Consideration has been given to the installation of a clear glass window which was recently installed at No.4, in replacement of an existing obscured glass window. It was initially deemed that the window remains located within a bathroom, and this has been confirmed by a representative of the homeowners of No.4. Even though clear glass has been installed, which is at the prerogative of the homeowner, a bathroom is still considered as a non-habitable room in relation to planning applications.

Regard has been given to a desire for the homeowners of No.4 to internally reconfigure their dwelling but unfortunately at both the time of the current planning application was submitted for the proposed works at No.5, and continually since, the bathroom has remained as a bathroom albeit with new clear glass window. Checks were made and although they may not always be required, no applications or pre-application advice for planning or potentially more relevant building control have been registered for the address. Furthermore, no firm plans have been provided, just mentions of a desire for internal reconfiguration works which may have resulted in the bathroom becoming a habitable room.

With the bathroom remaining a bathroom and no impact upon the bedroom window of number 4, combined with an end pedestrian or vehicle access in between the side elevations of No.4 and No.5, there would be no significant detrimental impact to the amenity of No.4.

Highway Safety

There will be no impact upon highway safety.

Conclusion

The concerns of neighbouring dwellings have been considered but overall, it would be considered that proposal has been reduced in size to limit the impact on neighbouring dwellings, considering concerns raised in a similar previous application and subsequent appeal. With those concerns adequately met, which reduces the impact particularly on No.4, the closest neighbour, the consideration for recommendation of approval or refusal would be based upon other factors.

Visually, the proposed extension and Juliet style balcony does not have a significant impact in relation to the visual characteristic of the existing dwelling or the varied nature of the street scene. The proposed extension meets the local planning guidance set out in Household Extensions and Other Domestic Alterations. With no concern from Highways in relation to highway safety or Parking provision, there are no valid reasons to refuse the application.

Recommendation

Approve With Conditions.