

2022/1198

Mr Liam Taylor

49 Keresforth Hall Road, Kingstone, Barnsley, S70 6NL

Two storey and single storey extensions to rear of dwelling

Site Description

The dwelling is a large, detached property in Kingstone, Barnsley. Keresforth Hall Road consists of other dwellings of similar size and type, whilst there are some differences regarding external materials and design features. No. 49 utilises a white rendered finish with a brick base and red coloured roofing materials.

The dwelling is situated at the junction of Keresforth Hall Road with Rob Roy Lane and forms a slightly varied building line with neighbouring properties in the context that No. 49 is set forward of the adjacent neighbouring properties at either side.

Access is gained either by a gated access on Keresforth Hall Road or a turning off Rob Roy Lane. This leads to a driveway and existing detached garage to the front of the property. To the rear is a large garden with a minimal patio area and small outbuilding with what appears to be a single storey lean to extension to the left side of the dwelling (when viewed from the rear). Also, to the rear is what appears to be an existing two-storey and single storey rear extension, however, there is no previous application to confirm this, and historical mapping data is unclear. Therefore, it is uncertain whether this aspect is part of the original dwelling or an addition.

Boundary treatments to the front of the property consist of stone walls and natural screening, whilst boundary treatments to the sides and rear consist of a mixture of natural screening, and a combination of brick wall with timber fencing.

Public Rights of Way routes extend either side of the dwelling, along Rob Roy Lane and between No. 49 and neighbouring property No. 45.





Planning History

B/02/0166/BA - Erection of detached two-storey 'granny-flat' annexe. – Approve with Conditions.

B/05/0450/BA - Erection of detached dormer bungalow with integral garage – Approve with Conditions.

2006/0722 - Erection of detached double garage – Approve with Conditions.

Proposed Development

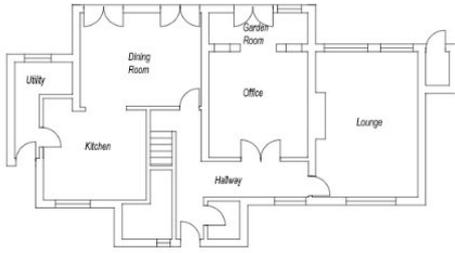
The applicant originally submitted an application depicting a proposed 3 metre projection for the proposed two-storey and single storey rear extensions with the ambition of achieving a design that fell within the remits of permitted development.

However, proposals were revised, and the applicant is now seeking approval for the erection of a two-storey and single storey extension to the rear of the dwellinghouse with a greater projection.

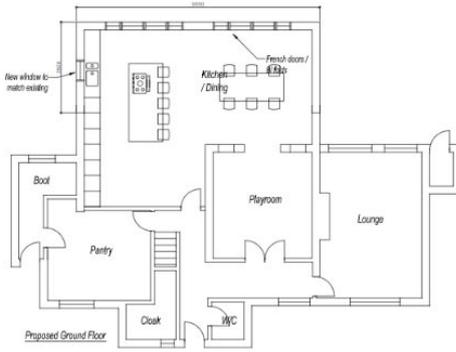
The proposed extension would project from the rear elevation of the dwelling for approximately 3.5 metres with a total width of approximately 9.3 metres.

The proposed two-storey element would utilise a gable roof with an approximate eaves and ridge height of 5.83 metres and 7.77 metres retrospectively. The proposed single storey element would utilise a flat roof with an approximate total height of 3.25 metres and provisions for a roof lantern.

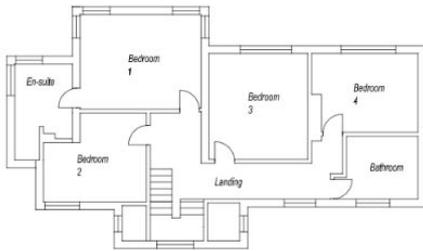
Minor alterations to the placement of some windows are also proposed and the proposed extensions would utilise materials that match the original dwelling.



Existing Ground Floor



Proposed Ground Floor



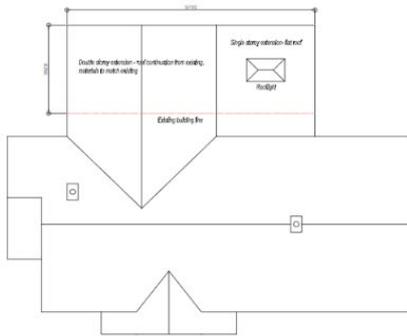
Existing First Floor



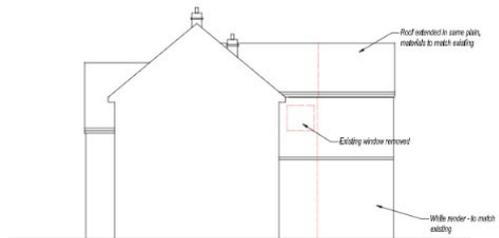
Proposed First Floor

| | |
|---|------------------------|
| Project - 48 Highdown, Keworth Hill Road, ST9 9NL | |
| Drawing: Existing and Proposed Ground and First Floor | Day No: 004 |
| Date: 17-11-22 | Scale: 1/8 @ A1 Rev: B |

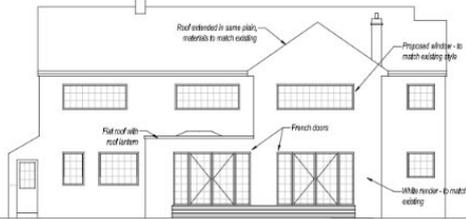
A1



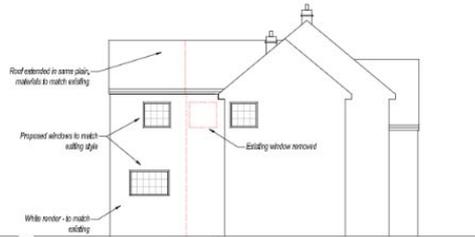
Proposed Roof Plan



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

| | |
|---|------------------------|
| Project - 48 Highdown, Keworth Hill Road, ST9 9NL | |
| Drawing: Proposed Plan & Elevations | Day No: 002 |
| Date: 17-11-22 | Scale: 1/8 @ A1 Rev: B |

A1

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Allocation – Urban Fabric

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – Policy SD1 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 – Policy GD1 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 – 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.

Within section 12, paragraph 134 states that *“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

Public Rights of Way were consulted with comments received summarising that the proposals did not appear to directly affect the public bridleway to the North of the site and therefore, offered no objection but requested the inclusion of a relevant informative.

Representations

Neighbour notification letters were sent to surrounding properties, no objections or comments were 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 highway safety.

Residential Amenity

Proposals for house extensions are considered to be acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that *‘Two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook’* adding that *‘rear extensions to detached houses will be considered on their design merits where no adjacent properties are affected.’*

The proposed extensions are considered to not be overbearing and would be unlikely to result in changes to overshadowing that would be detrimental to neighbouring properties. The proposals show that the extensions would extend from an existing rear projection to the dwelling, therefore maintaining existing distances between the extension and boundaries.

Additionally, the proposals show a restrained roof height that does not exceed the eaves nor the ridge height of the original dwelling.

The proposals are also not considered to result in an adverse loss of outlook for neighbouring properties given that the proposed extensions would follow the form of an existing projection to the dwelling and the benefit of suitable boundary treatments.

In terms of overlooking the SPD states that *‘A distance of 12 metres should be maintained to a blank gable wall and a distance of 10m should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary.’* In this instance a distance of approximately 18.79

metres would be achieved between the rear-facing window on the first floor of the proposed extension and the rear boundary, therefore, meeting the guidance of the SPD.

Additionally, The SPD states that *'windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows, to ensure reasonable privacy to you and your neighbours'* explaining further that *'Habitable rooms should be taken to include: lounge/living room, dining room, kitchen, bedroom and study'*.

The proposals would again meet the guidance of the SPD regarding the distance between habitable room windows as there would be a distance of approximately 24.65 metres maintained between No. 49 and neighbouring No. 49A.

Furthermore, whilst there is a window proposed at first-floor level within the side elevation adjacent neighbouring No. 51, this is not a new window and instead would be the repositioning of an existing opening. Two further windows are proposed to be blocked up on either side of the dwelling, therefore, it is considered that the repositioning of an existing opening with the removal of others, along with the forward positioning of the dwelling within the building line would not adversely affect the privacy of neighbouring properties.

An additional window is proposed within the same side elevation and at ground floor level. The placement of this window is also considered not to adversely impact upon the privacy of neighbouring property and any outlook would be restricted by a sufficient boundary treatments.

The proposed extensions would therefore be acceptable regarding residential amenity.

The proposals are therefore considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Visual Amenity

The SPD states that *'materials should normally be of the same type, colour and texture to the existing house or as close a match as possible'*. In this case, the proposed materials would match those used within the original dwelling and would include the use of white render, matching roofing materials, and the utilisation of a matching window style.

The proposed two-storey extension would utilise a gable roof that would extend from the existing roof plane. This would appropriately reflect the style and pitch of the roof of the original dwelling.

The proposed single storey extension would utilise a flat roof, and whilst this is not preferred, the extension would be positioned to the rear of the dwelling and would therefore not be considered to detrimentally harm the character of the street scene.

Therefore, when considered on balance, the benefits of utilising matching external materials and a cohesive roof type within the two-storey extension outweigh any impacts of the utilisation of a flat roof within the single storey extension. Overall, the proposals show a scheme that would maintain and appropriately reflect the character of the original dwelling whilst providing suitable additional living space for the applicant. The proposals would therefore be acceptable regarding visual amenity.

The proposals are therefore considered to be in compliance with Local Plan Policy GD1: General Development and Local Plan Policy D1 High Quality Design and Place Making and is acceptable in terms of visual amenity.

Highway Safety

The proposed extension does not result in the loss of off-street parking, nor a requirement for additional provision and as such is acceptable and in compliance with Local plan Policy T4

Recommendation

Approve with Conditions