

Mr Carl Masters

Demolition of existing bungalow and construction of 1no detached bungalow with rooms in the roof space and associated works

22 Pennine Way, Pogmoor, Barnsley, S75 2HR

Site Location and Description

The application relates to a detached, brick built, hipped roof bungalow located within a predominantly residential area. To the front of the dwelling is a garden area and a driveway which leads to a single garage to the side of the dwelling. To the rear is an enclosed garden area.

There is a neighbouring bungalow, built on a lower level, to the West of the property and a pair of 2 storey semi detached dwellings built on a higher level to the East. There are further bungalows on the opposite side of Pennine Way to the North and a detached and semi-detached dwelling beyond the rear boundary on Cotswolds Close.

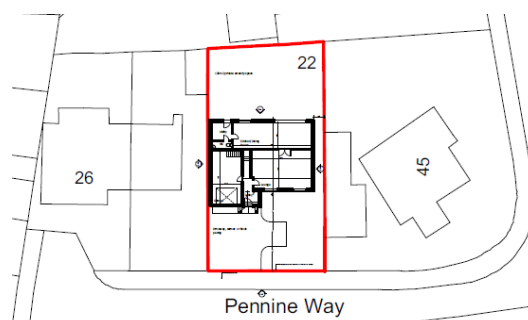


Site History

2021/1412 - Demolition of existing bungalow and construction of 1no detached two storey dwellinghouse and associated works – refused for the following reasons;

In the opinion of the Local Planning Authority the proposed dwelling would be contrary to Local Plan Policy D1 and SPD 'Design of Housing Development' in that its scale, height and design would be architecturally inconsistent with the character of the streetscene and development pattern of the area that would be materially harmful to the visual amenity of the locality. Furthermore, the replacement of the existing single storey dwelling with a 6 bedroomed 2 storey property would constitute an injurious form of over-development of the site that would be out of scale with its surroundings

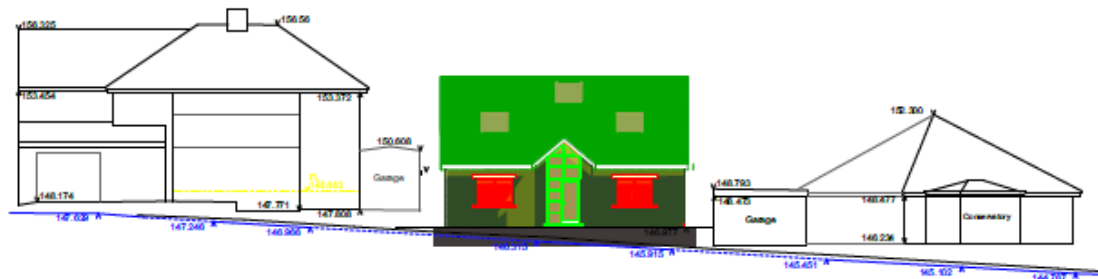
In the opinion of the Local Planning Authority, the proposed dwelling would be materially detrimental to the amenities of the occupants of the neighbouring dwellings by reason of its overbearing impact contrary to Local Plan Policy GD1 and SPD 'Design of Housing Development'. Furthermore, given the proximity of the proposed habitable room windows to neighbouring private amenity spaces there would be an unreasonable increase in overlooking and loss of privacy.



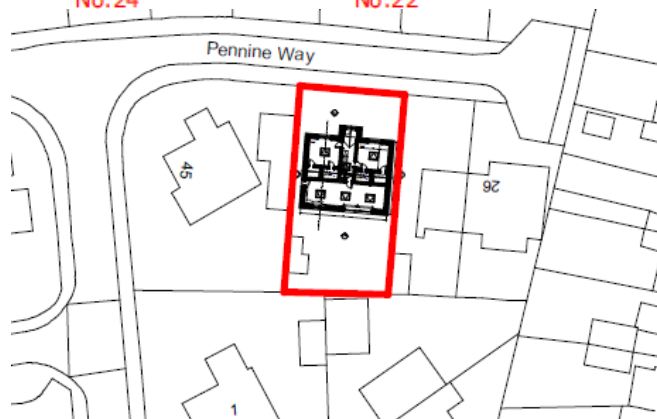


Proposed Development

Following the previous refusal of a 2 storey dwelling on the site, the applicant now seeks permission to demolish the existing hipped roof bungalow and erect a gable roofed bungalow with rooms within the roof space.



No. 26 No. 24 No. 22 No. 20





The building would measure 11.3m wide, 9.4m deep and 6.84m to the ridge. The property would accommodate 2no. en-suite bedrooms and an open plan kitchen/dining/living room on the ground floor and 2no. bedrooms and a bathroom on the first floor. 2no. parking spaces would be provided to the front of the property and an enclosed garden to the rear.

Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy H1 The Number of New Homes to be Built

Policy H4 Residential Development on Small Non-Allocated sites

Policy H9 Protection of Existing Larger Dwellings

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

Policy BIO1 Biodiversity and Geodiversity

Policy CC1 Climate Change

Policy CC2 Sustainable Design and Construction

SPD's

Those of relevance to this application are as follows:

- Designing of housing Development
- Parking

Other

South Yorkshire Residential Design Guide

NPPF

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 93 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 111 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 126 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. 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.

Consultations

BMBC Highways – No objections following the submission of additional plans

BMBC Drainage – No objection details to be checked by Building Control

Ward Members – No comments

Representations

A site notice was erected on Pennine Way and 17 neighbouring properties were sent notification letters. Objections from 3no. neighbouring properties have been received. The main points of concern are;

- Overdevelopment of the site
- Increased overlooking
- Gables do not sit comfortably within the streetscene
- Design of the property does not reflect the existing housing stock
- Increased pressure on street parking
- Overbearing

- Increase overshadowing
- Loss of residential amenity
- Noise and disturbance during construction
- Increased surface water run off

Assessment

Principle of development

The site is allocated as Urban Fabric within the Local Plan. Local Plan policy H4 'Residential Development on small Non-allocated sites' states 'proposals for residential development on sites below 0.4 hectares will be allowed where the proposal complies with other relevant policies within the plan.

All new dwellings proposed must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy. In addition, development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the possible future development of a larger area of land.

As outlined in the site history section above, an application to demolish the existing dwelling and build a larger replacement dwelling was refused on visual amenity and residential amenity grounds, as such, this revised application would have to overcome those reasons for refusal. Whether that has been achieved will be explored under the headings below;

Residential amenity

The existing dwelling occupies the majority of the width of the plot; however, it has a hipped roof which slopes away from the shared boundaries and to the east of the site is an attached, flat roofed garage which sits adjacent to the boundary with number 24.

The proposed dwelling would sit further forward on the plot than the existing dwelling and would occupy the majority of the plot width with gables adjacent to the side boundaries. The dwelling would project beyond the front elevation of number 24 but it should be noted that the application site is on a lower level. The highest part of the proposed roof would be set behind the front elevation of the neighbouring property and the proposed ridge height would be comparable with the eaves height of the neighbouring dwelling. The proposed dwelling would also sit to the West, as such, although there would be some overshadowing, it would not be unreasonable and the proposed dwelling would not be overbearing.

Number 45 Warner Road is built on a lower level than the application site. The elevation fronting Pennine Way is angled away from the application property but the Southern elevation is angled towards it. It is noted that the existing dwelling has a modest hipped roof which slopes away from the boundary and that would be replaced by a gable adjacent to the shared boundary. However, the proposed rear elevation would project less beyond the neighbouring rear elevation compared to the existing dwelling and the neighbouring garage separates the sites. Furthermore, it should be noted that the application property could undergo a hip to gable conversion without planning permission.

The proposed dwelling would be orientated to the East of number 45 and given its position on its plot, would not significantly increase overshadowing to the rear habitable room windows or private amenity space, or be an overbearing feature. It should also be noted that during the course of the application the ridge height has been reduced by 300m.

There are residential properties to the South on Cotswold Close but the proposed dwelling would be further from these properties than the existing and would be orientated to the North. In addition, there is a separation distance in excess of 18m to those properties with some neighbouring outbuildings and garages separating the sites. In addition, the proposed roof slopes away from the Southern boundary.

In terms of privacy levels, there are no habitable room windows proposed on the side elevations facing the shared boundaries with number 24 Pennine Way and 45 Warner Road. The front

elevation windows and rooflights do serve habitable rooms and would face the residential properties directly opposite, however, the properties are separated by the highway and a distance of circa 19m which accords with the separation distances set out in SPD 'Design of Residential Development'.

The proposed rear elevation also contains habitable room windows and faces the rear boundary which is shared with residential properties fronting Cotswold Close. The proposed windows are at least 10m from the shared boundary and at least 21m from the side elevation of number 1 and over 18m from the side elevation of number 3, as such, privacy levels would be maintained to a reasonable degree.

Given the comments above, residential amenity for existing and future residents would be to a reasonable degree and in accordance with the requirements of Local Plan Policy GD1 and SPD 'Design of Housing Development'. Furthermore, the residential amenity concerns raised with the previously refused 2 storey dwelling on the plot have been addressed.

Visual Amenity

The proposed dwelling has a raised ridge height compared to the existing dwelling, however, the plot sits between a pair of 2 storey semi detached dwellings, built on a higher level, to the East and a detached bungalow built on a lower level to the West. The proposed ridge height would sit comfortably as a mid-point between the two neighbouring dwellings and allow the streetscene ridges to 'step' down the slope of Pennine Way.

The proposed dwelling would incorporate gables whereas the existing property, neighbouring properties and the majority of properties within the immediate area incorporate modest hipped roofs. It should be noted, however, that under permitted development rights hipped roofs could be converted to gables without planning permission, albeit maintaining the existing ridge height. Therefore, a similar looking property could be created without the need for an application, including the inclusion of rooflights and rear dormers. As such, it is recognised that the proposed roof design would not harmonise with the existing dwelling or neighbouring dwellings, in terms of design and pitch, but it is difficult to sustain a refusal given what can be achieved without an application.

It should also be noted that the proposed dwelling would incorporate a gable and a raised ridge but sits on a transitional plot between single storey and two storey properties. Therefore, the roof is viewed against the side elevation of the two storey property which is built on a higher level. It would be less prominent than if it sat between two hipped roof bungalows on a flat plot. A streetscene drawing has been submitted with the application to demonstrate how the dwelling sits within Pennine View. Furthermore, the site sits on a smaller run of properties than the rest of the streetscene which is not as regimented as the dwellings opposite or to the West.

In terms of the overall design of the property, it is a relatively simple double fronted design with a central entrance. The fenestration takes cues from the existing dwelling and the neighbouring dwellings. It is noted that rooflights are not overly prominent within the area but as outlined above they could be incorporated under permitted development rights. There is also a front dormer directly opposite the site.

The existing dwelling does occupy the majority of the plot width, as would the proposed dwelling, but obviously the gables would result in the dwelling having more volume and mass. However, there would still be space around the dwelling for pedestrian access and as stated above, the gable roof would be viewed against the 2 storey dwellings on a higher level.

The pedestrian access to the rear of the property would allow bins and recycling containers to be stored to the rear of the property and away from public vantage points.

In terms of parking, the 2 no spaces would be to the front. It is noted that a number of properties within the area have parking to the side of the property but the existing dwelling already has front of dwelling parking. In addition, a similar situation could be created under permitted development rights for the application property and neighbouring properties.

Given the comments above, a hipped roof would have been preferable but given what can be achieved under permitted development rights and also the position of the dwelling adjacent to a 2 storey dwelling on a higher level, the proposed dwelling is considered acceptable in this instance. Furthermore, the visual amenity reason for refusal of the 2 storey dwelling has been addressed, in accordance with Local Plan Policy D1 and SPD 'Design of Housing Development'.

Highway Safety

The applicant has supplied a site plan showing 2no. parking spaces can be incorporated within the curtilage, in accordance with SPD 'Parking'. Highways DM have been consulted on the application and have raised no objections subject to conditions.

Summary

Taking into account the relevant development plan policies and other material considerations (in particular Local Plan Policies H4, D1 and GD1), 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 revised scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

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

Recommendation

Approved subject to conditions