
2022/0571**Mr C Kilner****Erection of two storey side extension to dwelling****119 Worsbrough Road, Birdwell, Barnsley, S70 5RF**

Site Location & Description

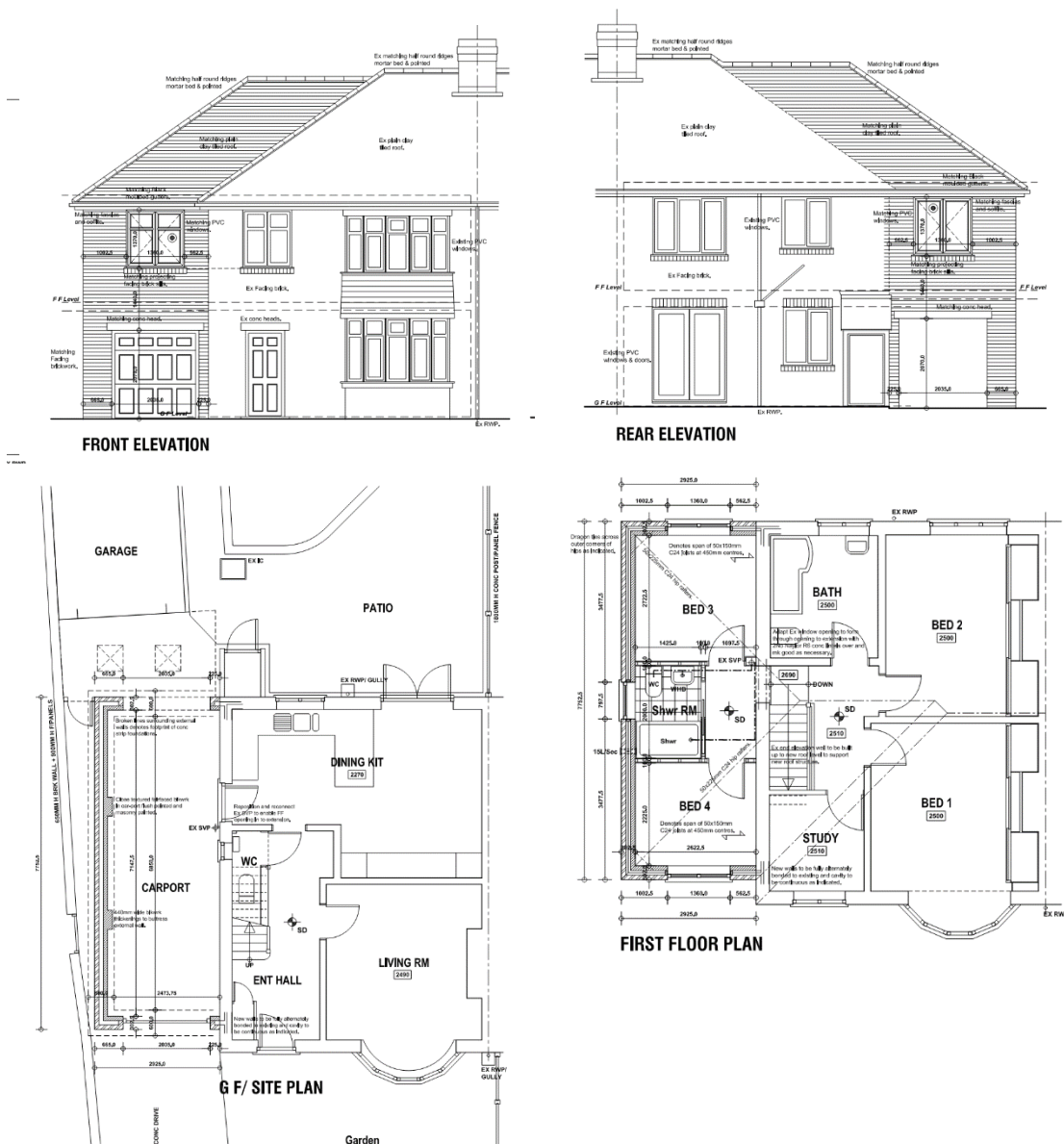
Worsbrough Road is a residential estate road located off Sheffield Road, a main route linking the town centre to the south of the borough. The area is residential in nature; with the residential properties generally being two-storey, semi-detached dwellings. There are examples of two-storey extensions within the street scene.

The application relates to a two-storey, semi-detached brick-built dwelling located at the junction of Worsbrough Road and Green Spring Avenue. Green Spring Avenue runs along the side elevation towards the south-east resulting in the rear elevation being prominent within the street scene. The dwelling is set back from the highway (Worsbrough Road), at a lower level to it (Green Spring Avenue) and benefits from modest front and rear gardens. Vehicular access is taken from Worsbrough Road, leading along the side of the dwelling to a detached garage located within the rear garden.



Proposed Development

The applicant seeks permission for the erection of a two-storey side extension to the north-eastern elevation. The side extension is to project 2.9m from the side elevation extending the full depth of the original property, with a set-back of 500mm at the front elevation, resulting in a corresponding lowering of the ridge.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps 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.

It also provides guidance in relation to specific types of development; two storey side and first floor side extensions are outlined in sections 8.23 and 8.24.

Section 8.23

The sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling. Where located on a corner plot the sideways projection should not exceed more than half the width of the gap between the side elevation of the original dwellings and the side boundary (unless the gap exceeded more than two thirds the width of the original dwelling)

Section 8.24

In addition, on a corner plot where the rear elevation of the dwelling is clearly visible, a set-back of 500mm will also be required at the rear to ensure the extension remains subordinate and to avoid the unsightly bonding of old and new materials.

Consultations

None

Representations

Neighbour notification letters were sent to surrounding properties. No letters of representation 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.

Visual Amenity

The Supplementary Planning Document – House Extensions and Other Domestic Alterations (SPD) states that ‘the design of a two-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 addition to this, the SPD also states that where a dwelling is located in a corner plot, the sideways projection should not exceed more than half the width of the gap between the side elevation of the original dwelling and the side boundary.

Due to the shape of the plot, the dwelling is located between 3m and 3.6m from the boundary wall located along the back edge of the pavement on Green Spring Avenue. Therefore, the creation of a 2.9m wide extension would not retain half the existing gap, contrary to SPD – House Extensions and Other Domestic Alterations. It is acknowledged that the proposed side extension is set back from the back edge of the pavement by a maximum of 0.72m, however it reduces to 0.1m where the front corner of the proposed extension would be located up to the back edge of the boundary wall, adjacent to the pavement. However, it is not considered that this distance is sufficient to limit the impact on the street scene at such a prominent position.

In the majority of locations this extension design would be considered acceptable as it meets design guidance, but the SPD is clear in terms of an extensions positioning and proximity to the highway on prominent corner plots. An extension at this location would result in a relatively blank gable adjacent to the footway and, despite the slight step down in levels, would be a prominent and dominant feature in the street scene to the detriment of visual amenity.

It has been noted that a single storey side extension on the opposing property is located up to the back edge of the pavement, however, aerial photography shows that this has been in situ for in excess of 20 years and nevertheless does not set precedence, as each application is determined on its own merits. Furthermore, it is considered that the side view of the extension at No.121 Worsbrough Road illustrates the point about the harm that occurs when extensions abut the footpath without a suitable gap being retained in between. The blank brick walling has a jarring/deadening effect on the street scene, creating a sense of enclosure and that is only a single storey structure compared with the application proposal which is two storeys.



The proposal also fails to provide a set back at the rear elevation, which would result in the unsightly bonding of the old and new materials, which would be prominent within the street scene. This issue was raised with the agent, who indicated that reclaimed material would be used to avoid the unsightly bonding of old and new materials, however, other than this statement no further details or amended plans were submitted to corroborate this statement, however had the application been considered acceptable in all other aspects a condition could have been included requiring the use of reclaimed material which could have negated the issue. In addition to this the proposed two storey side extension is proposed to be constructed from brickwork to match the existing dwelling and is designed with detailing and fenestration to match.

Whilst complying with adopted policy for the most part, the proposal does fail to comply with one element, which, given the dwellings location at such a prominent gateway location is very pertinent in this instance and as such is unacceptable and contrary to Supplementary Planning Document – House Extensions and Other Domestic Alterations and Local Plan Policy D1: High Quality Design and Place Making.

Residential Amenity

The SPD sets out guidance in relation to the extensions to ensure that extensions are designed to limit the impact on neighbouring dwellings. It states that habitable room windows should be located 10m from a boundary with a rear garden, that 12m should be maintained between habitable rooms and blank gable walls, and that 21m should be maintained between facing habitable room windows; habitable rooms are taken to include lounge/living room, dining room, kitchen, bedroom, and study.

The proposed two storey side extension is to be located on the north-eastern elevation and would not project closer to the front or rear boundaries than the existing dwelling, therefore not increasing levels of overlooking of the properties to the south-east or north-west. The extension has been designed with one first floor windows on the side elevation facing towards 121 Worsbrough Road, however this dwelling is located on the opposite side of the road and the window would serve a non-habitable room, therefore not increasing levels of overlooking.

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 to a detrimental level and is in compliance with Local Plan Policy GD1.

Highway Safety

The dwelling would increase from three bedrooms to four bedrooms; therefore, it would not see a requirement for additional parking provision. The proposal would be located on the existing driveway which could see the loss of existing off-street parking; however, the extension is designed with a car port at ground level which would provide access to the detached garage in the rear garden maintaining the existing parking provision. In addition, a driveway length to the front of the proposed extension would be maintained, which would provide adequate parking for a dwelling of this size. It is therefore considered that the proposed extension would not have a detrimental impact on highway safety and as such is considered acceptable in compliance with Local Plan Policy T4.

Conclusion

All in all, the concern with this proposal is based upon the location of the application dwelling on a corner plot rather than the design or architectural merits of the plans for the proposed extension. Indeed, had this been a dwelling that was centrally located on the street, or if the width of the plot had been larger the proposal would have been considered acceptable. However, this is not the case and therefore unfortunately, the proposal fails to comply with Supplementary Planning Document – House Extensions and Other Domestic Alterations and Local Plan Policies GD1 General Development and D1 High Quality Design and Place Making and would result in actual harm being created as a result of the extensions positioning and proximity to the highway on a corner plot that is located adjacent the entrance to Green Spring Avenue from Worsbrough Road. An extension in this location would result in a relatively blank gable adjacent to the footway and, despite the slight step down in levels, would be a prominent and unsympathetic feature in the street scene to the detriment of visual amenity.

Recommendation Refuse