
2023/0333

Applicant: Mrs Heather Connelly-Evans

Erection of two storey extension to the rear/side of dwellinghouse including first floor rear balcony

Arrandale, 92 West Street, Hoyland, Barnsley, S74 9DJ

Site Description

The applicant's dwelling is a detached red brick and render dwelling located on West Street in Hoyland. The property is set back from the street by 25m in a large plot for a single dwelling measuring 1035sqm. The site is located in the Urban Fabric in what is a primarily residential area, however there are other uses nearby including several smaller commercial units immediately adjacent and the school grounds for St Helens school to the West. West Street also serves as a main artery through Hoyland, connecting the local centre of Hoyland (140m to the East) to nearby settlements in the West, most pertinently Hoyland Common.

The dwelling has been extended in the past, with alterations to the vehicular access and also the erection of a detached outbuilding in the rear garden.

Relevant Site History

2005/1681 – Increase width of existing vehicular access (Approved with conditions)

2006/2083 – Erection of rear porch and rear conservatory to dwelling (Approved with conditions)

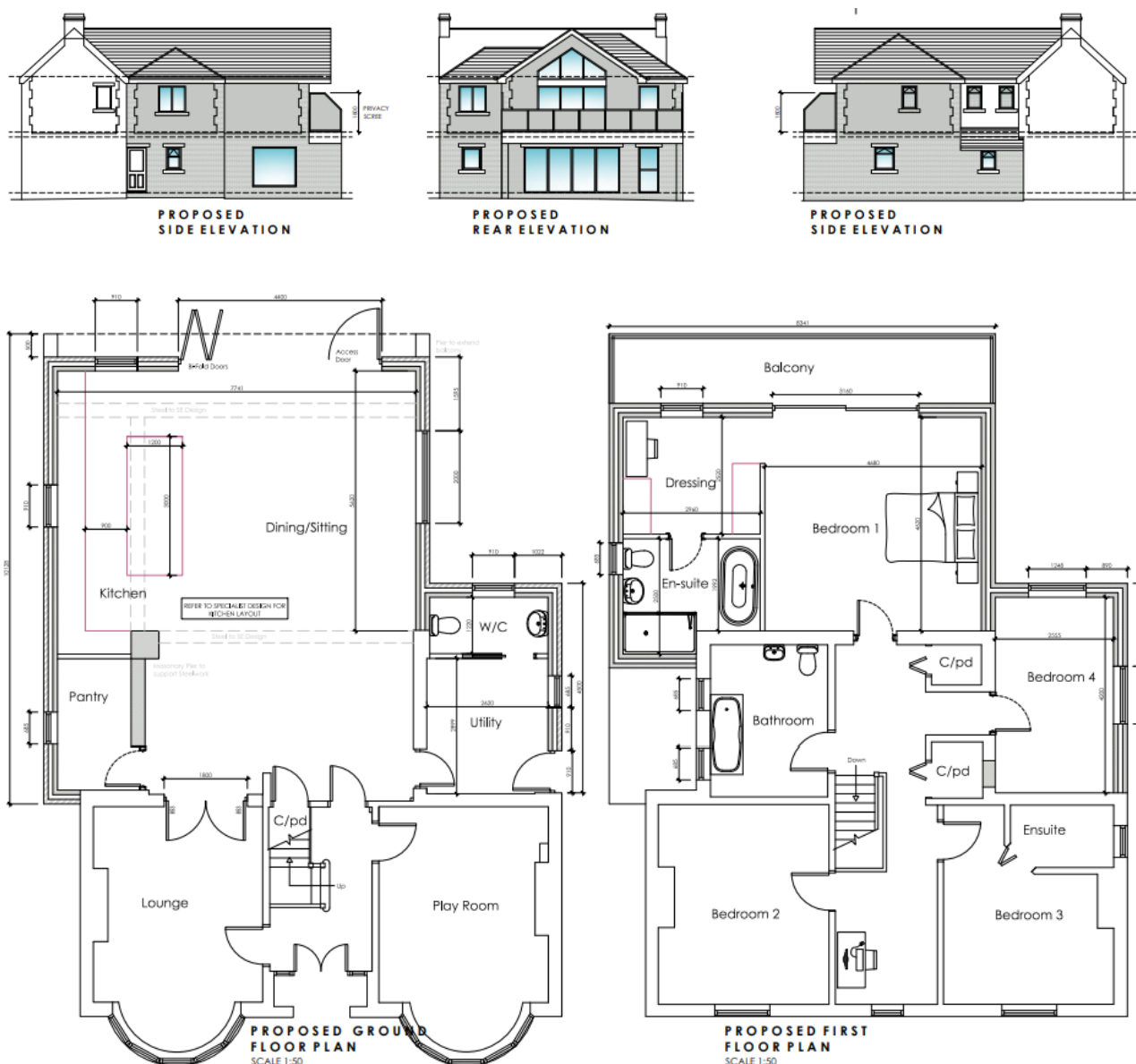
Proposed Development

The applicant is seeking approval for the erection of a two-storey rear/side extension to the dwelling, including the erection of a first-floor balcony connected to the rear elevation of the extension. The agent has submitted amended plans showing the addition of a 1.8m glass balustrade to either side of the balcony.

The extension is partially built on the top of the existing footprint of the dwelling, yet also fills in empty space formed by previous extensions.



BLOCK PLAN
SCALE 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 development plan consists of the Core Strategy, saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The Local Plan review was approved at the full Council meeting held 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

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 held 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. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application. The following Local Plan policies are relevant:-

SD1 – Presumption in favour of sustainable development – When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

GD1 – General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

D1 – High Quality Design and Place Making – Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

NPPF

The National Planning Policy Framework 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.

Paragraph 7 – the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 – achieving sustainable development has three overarching objectives:

- a) An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
- b) A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 38 – Local planning authorities should approach decisions on proposed development in a positive and creative way.

Paragraph 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 should be severe.

Paragraph 119 – Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 126 - The creation of high quality, beautiful and sustainable 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.

Paragraph 134 – 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.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - 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 should:

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.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

None

Representations

Neighbour consultation letters were sent to neighbouring residents; no comments were received.

Assessment

Principle of development and visual amenity

The site falls within the urban fabric which has no specific land allocation, however the site and immediate surrounding area is made up principally of housing. Extensions, alterations to residential properties (and outbuildings) and the erection of new domestic outbuildings are considered acceptable in these areas where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

Visual Amenity

The proposed development features a relatively large rear/side extension to the dwelling which significantly alters the shape and external appearance of the dwelling. Whilst the extension is described as a rear/side extension, the main bulk of this is to the rear of the existing dwelling – with only a relatively small sideways projection off the Eastern elevation – projecting 1.15m. As such, the most relevant assessment within the Council's SPD for House Extensions would be to assess the development as a rear extension.

The SPD provides limitations for two storey rear extensions to terraced and semi-detached properties whilst stating that extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected. It is appreciated that the extensions are large to the building and will fundamentally change the character, shape and layout of the dwelling significantly. Most pertinently, the extensions create a fairly lengthy side elevation on either side of the dwelling and changes the hipped roof to a standard gable with a bulky roof plane. However, the dwelling is significantly set back from the road (25m) and is in a very large plot for a single dwelling (measuring over 1000sqm in total). The front elevation, which is the most important due to its impact on the street scene and character of the area, is unchanged through the development and given that the extension is significantly set back, with screening through neighbouring properties and boundary treatment, will have little impact on the character of the area/West Street. Indeed, the majority (if not all) of the extensions will not be visible from the nearby public realm.

The agent has provided a CGI mock up illustrating how the rear elevation of the dwelling will appear when built which is helpful for visualising the finalised scheme. Again, the design characteristics are considered to be appropriate and complement the existing dwelling whilst adding modern features such as a first floor feature window and a balcony on the rear, which will not be visible and have no effect on the street scene or character of the area. The CGI image can be seen below, but this is an early drawing prior to the 1.8m obscure glazed screens positioned on either side of the balcony.



The development also includes the installation of a balcony attached to the rear elevation which is not a visible common feature in the area and individually this changes the character of the dwelling, but nonetheless this is not considered to be detrimental to the visual amenity of the area or dwelling, and is on the rear, visible from a small number of properties.

In conclusion, the proposed alterations are relatively large and do not fully retain the existing character of the dwelling, but the changes are also almost entirely to the rear with no physical or visible change to the front elevation of the dwelling, which is significantly setback from the road with substantial screening to the front and side. Therefore, the impact of the development on the character of the area/public realm is minimal and the chosen design characteristics, and external materials do not harm the visual amenity of the area. Equally, the plot is large for a single domestic property and the alterations still result in over 75% of the site being undeveloped. The proposed development is therefore considered acceptable in terms of visual amenity.

Residential Amenity

The applicant's site is a large plot for a single domestic property measuring over 1000sqm. However, it is in a predominantly residential area with neighbouring properties in all directions, with the exception of the West of the rear garden area which lies the school grounds for nearby St Helens school. The extensions are relatively large but the development still results in more than 75% of the available land on the plot being undeveloped. The site visit also showed that the site has screening/boundary treatment on all boundary lines of the plot, with trees on the front and side boundary lines at various points within the site.

The dwelling is located centrally, slightly north in the plot, set forward of the neighbouring property to the East (Westfield House), and is not to the direct South of any neighbouring property, but the dwelling is to the South-West of the front garden area of Westfield House. The extensions will therefore result in loss of light in the frontage of Westfield House but this is likely already overshadowed through the neighbouring property, and the tree line on the Eastern boundary line shared by the two properties. The extensions will not have a direct overshadowing impact on the dwelling itself – which contains a non-habitable window on the side elevation facing West, or on the neighbouring rear garden area.

The development includes the addition of a balcony attached to the rear elevation of the extension. Balconies located on domestic properties always have the potential to overlook into neighbouring properties, typically into the garden of the property which it faces onto – to the rear, in this case. However, the separation distance between the balcony and the rear boundary is 29m which is significant enough to ensure that adequate levels of privacy are enjoyed between the two properties.

The balcony is set forward of the immediate neighbour to the East (Westfield House) and will partially overlook into the side elevation of the neighbouring property which contains a landing window on the side

elevation – which faces into the applicant's property in any case. To the side of Westfield House is a large flat roofed side extension which does not feature any windows or roof lights which extends to the rear of the main house, projection c.10m in total. The extension will naturally screen the balcony from view of the neighbouring rear garden, and there is boundary treatment on this shared boundary line also. However, to further alleviate any future overlooking issues, the agent has submitted an amended plan showing the presence of a 1.8m high obscure glazed screen on either side of the balcony. This will reduce the potential for overlooking from users of the balcony to either side to bring the privacy to an acceptable level.

The extension will introduce several windows to the side elevation of the dwelling, mostly serving non-habitable rooms such as 2 x bathroom windows and 1 x en-suite window on the Western elevation. However, the changes will also introduce a bedroom window to the Eastern elevation serving bedroom 4. This will be at a close proximity to the neighbouring property to the East but this window is primarily a secondary window to allow additional light into the bedroom and the agent has agreed for this side-facing window to be obscure glazed and non-opening, which will be covered through a planning condition.

To conclude, whilst the extensions are relatively large, they are situated in a plot which can easily accommodate the development whilst retaining over 75% of the site to be undeveloped. Any such impact on neighbouring properties has been reduced by the addition of an obscure glazed balustrade on either side of the balcony and ensuring that the first-floor windows on the side elevations of the dwelling are obscure glazed, and non-opening in the case of bedroom 4. Again, this will be covered under a planning condition.

The proposed development is in compliance with Local Plan Policy GD1: General Development and is acceptable.

Highways Safety

The extensions seek to significantly enlarge the property but there is no change to the access or parking area to the front which is of a sufficient size to host at least 2 vehicles, in line with the Council's SPD for Parking and Local Plan Policy T4 and is acceptable in terms of highways safety.

Recommendation

Approved with Conditions