
2022/0910

Mr J Longden

Erection of one a half storey extension to the front and single storey extension to the rear, increase in ridge height of the original dwelling and existing rear extension and rendering of the dwelling.

5 Intake Lane, Gawber, Barnsley, S75 2HY

Site Location & Description

Intake Lane is a busy route linking Pogmoor and Gawber, which is a predominantly residential area characterised by single storey and two-storey residential properties with a mix of housing types and designs.

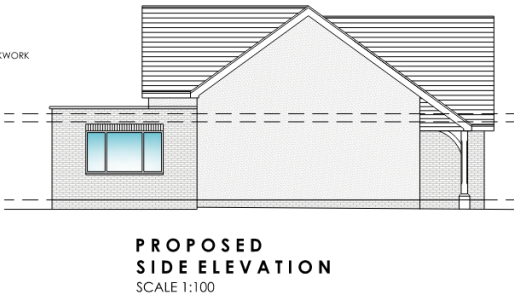
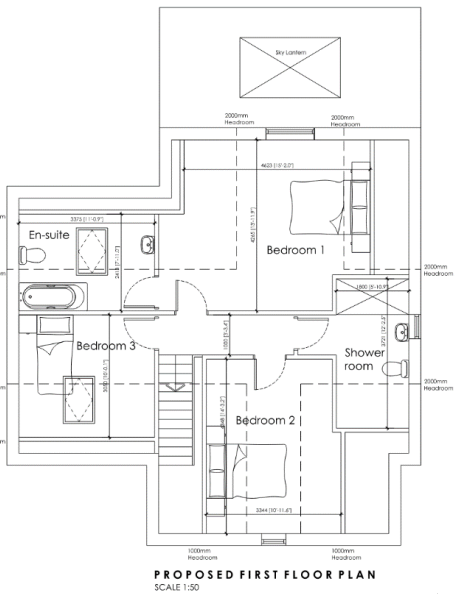
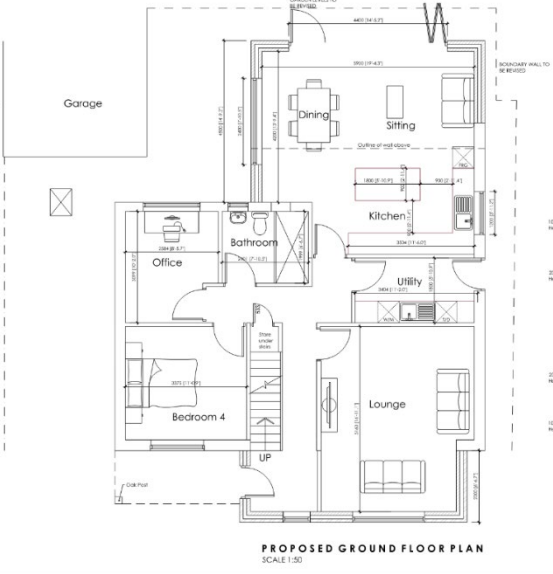
The application relates to a single-storey, detached brick-built dwelling located on the eastern side of Intake Lane. The dwelling is set back from the highway with a modest garden to the front and driveway to the side, leading to a detached garage. The property benefits from a single storey extension to the rear elevation.



Proposed Development

The applicant seeks permission to increase the height of the ridge by 1.2m and the erection of front and rear extensions. The front extension is to be located on the western elevation projecting 2m from it and extending 6.3m along it. The extension is to have a ridge height of 5.9m, to provide additional height within the roof conversion.

The proposed single storey extension is to project 3m from the rear elevation of the existing extension.



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 Adopted Local Plan, which has no specific land allocation 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.

Consultations

None

Representations

Neighbour notification letters were sent to surrounding properties; no representations 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

Intake Lane is characterised by a mix of housing types and styles, with the property subject to this application being located between a two-storey dwelling, and a single storey property situated at a higher level.

The Supplementary Planning Document for House Extensions states that the front elevation is the most important for its contribution to the street scene and therefore such extensions need to be of a high standard of design and will not be allowed where they detract from the quality of the existing dwelling or the character of the street scene.

The existing dwelling is a simple, single storey property of approximately 1960s construction with limited design features. It is considered that the introduction of the modest front extension and the part rendering of the dwelling would provide some character to the property and provide a contrast to the existing construction materials. In addition, the neighbouring property has a rendered front elevation and the properties opposite small, cladded sections on the front elevation, therefore the mix of materials would not be out of character with the street scene.

The increase in ridge height would also provide a balance between the two-storey property to the north and the single storey property at a higher level to the south and would not be out of character with the area.

It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Residential Amenity

Supplementary Planning Document – House Extensions and other Domestic Alterations states that single storey extensions to the rear of semi-detached dwellings should not project more than 4m and that the eaves height should not exceed 2.5m where the extension would project beyond 3m; no guidance is provided in relation to detached properties other than extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected. The proposed extension, in addition to the existing rear extension is to project 4.5m beyond the rear elevation of the original dwelling, and that the increase in height could lead to an increase in overshadowing of the neighbouring properties. However, the extension is located to the north of 7 Intake Lane, and whilst to the south of 3 Intake Lane, the dwellings are on a similar building line which would limit overshadowing of private amenity space.

The proposed front extension would not project beyond the front elevation of the neighbouring dwellings due to the staggered building line and therefore would not increase levels of overshadowing or reduce levels of outlook.

The proposal does result in the introduction of a first-floor window on the rear elevation of the dwelling, however, a minimum of 10m is retained from the first-floor window to the rear boundary with the properties to the rear and 21m between habitable room windows.

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 of neighbouring properties to a detrimental level and is in compliance with Local Plan Policy GD1

Highway safety

The proposal is creating an additional 2no bedrooms, moving from a 2-bed to a 4-bed property, therefore there is a requirement for additional parking provision. Supplementary Planning Document – Parking requires a dwelling of this size to provide 2 off-street parking spaces. The dwelling benefits from a driveway, approximately 20m in length which is of sufficient length to accommodate 2no vehicles and therefore it is considered that the extension would not impact on highway safety and as such is acceptable and in compliance with Local Plan Policy T4.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions