

2024/0378

Mr Steve Price

Wilthorpe Farm House, Wilthorpe Farm Road, Barnsley, S75 1ES

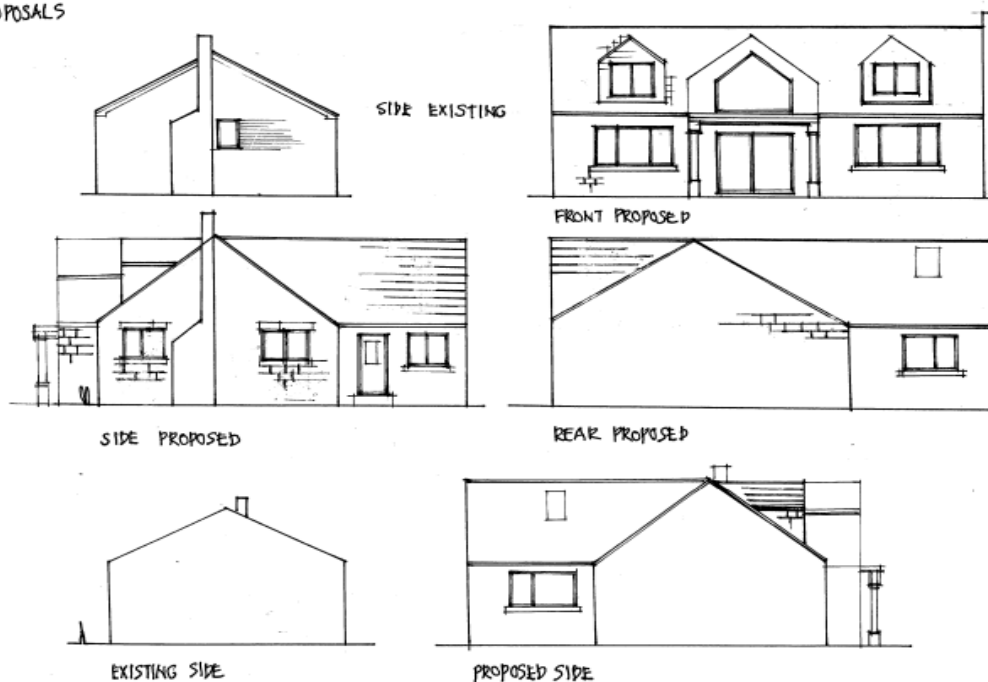
Erection of front and rear extensions, raising of roof height, creation of dormers and stone cladding throughout

Site Description

The dwelling is a detached bungalow located in a large plot off Wilthorpe Farm Road. The site is accessed via a track in between 15 and 17 Wilthorpe Farm Road. Wilthorpe Farm Road has consistent residential street scene with some variation in the size and type of the dwellings and external materials used. The dwelling has an existing side extension to be demolished.

Proposed Development

WILTHORPE FARM HOUSE
PROPOSALS



SCALE 1:100

The applicant is seeking approval for the erection of front and rear extensions, the raising of the roof of the dwelling and the installation of front dormer windows. The ridge height of the roof will be raised 1.1 metres from an existing ridge height of 4.9 metres to a proposed ridge height of 6 metres. The eaves height will remain at 3 metres. The rear extension will project 4 metres from the rear elevation of the dwelling and a width of 9.35 metres. The rear extension will feature a pitched roof with a ridge height of 6 metres and an eaves height of 3 metres.

The front extension will project 1.05 metres from the front elevation of the dwelling and a width of 4.1 metres. The front extension will feature a pitched roof with a ridge height of 5.95 and an eaves height of 4.7 metres. There is an additional 0.65 metre projection with a flat roof set at 2.9 metres. The materials used for the whole dwelling will be artificial stone cladding and grey concrete roof tiles.

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 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 on 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 Allocation – Urban Barnsley / HS19 Site North of Wilthorpe Road

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – 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 – Development will be approved if 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 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.

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 139 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”*.

Provisions under the 'Town and Country Planning (General Permitted Development) (England) Order 2015'

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) states that enlargement of a dwelling by construction of additional storeys can be erected without the need to submit a planning application providing certain criteria are met.

This is an important consideration with this application as it represents a potential fallback position, whereby additional storeys can be erected without planning permission, because the Government considers the impact of such development to be modest.

Consultations

No consultees were consulted for this application.

Representations

Neighbour notification letters were sent to surrounding properties, three objections were received and in summary raised the following points.

- Because of the proximity to my bungalow, concerns that the proposal to take the roof both upwards and across will greatly overshadow my garden and sitting room.
- The proposal will dominate any outlook that I currently have and be very claustrophobic.
- Concerned that the proposed rear velux window in the extension and the kitchen window below it will look directly towards my sitting room & garden.
- The extension is being squeezed into the narrow area on the rear elevation, much closer to my property and much higher than anticipated
- The proposals seem like overdevelopment of the small area close to the boundaries with the two nearest neighbouring properties.
- Would prefer any extension to be more sympathetic to the neighbouring properties, both in height and location.
- No objections to the proposed stone cladding or roofing materials.

- Happy a single unit development is being considered for the site rather than a multi-unit project.
- What is disappointing, is the amount ground levels have already been increased at the northern edge of the site as part of the external works package. No consideration for neighbouring properties has been made.
- Levels have been increased by as much as 900mm with no retainment structure in place, causing damage to private fencing on the boundary.
- We have also lost all privacy to the rear of our property due to the newly increased levels.
- Would appreciate to see the farmhouse developed as planned but cannot offer my support due to the issue above.

Concerns were also raised regarding the red line site boundary for the access which has since been amended as to not include land not in the applicant's ownership.

With regards the change in land levels this does not form part of this planning application and would need to be dealt with separately as it may be subject to building regulations and planning enforcement action.

Assessment

Principle of Development

The site falls within an allocated housing site (HS19) the majority of which has been developed over the last ten years. The existing dwelling for this application is shown on the 1990 historic map and pre-dates the allocation. 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

Whilst the proposed upwards extension increases the size and scale of the dwelling, it would not cause significant harm in terms of overshadowing or being overbearing. The distance to the neighbouring dwelling to the side (east) is approximately 14 meters. The distance to the dwelling to the rear (southeast) is approximately 23 meters. The distance to the side is increased from that of the existing distance due to the removal of the existing side extension. The upwards extension is relatively modest at a 1.1 metre increase with the eaves height retained.

The SPD states that *"a distance of 12 metres should be maintained to a blank gable wall and a distance of 10 meters should normally be provided between rear-facing windows in the first floor (and above) and the rear boundary"*. The distance to the rear boundary is only 6.4 metres as is existing and there are no windows proposed on the rear elevation of the rear extension. The only fenestration addition to the rear elevation from the existing is one rooflight. Rooflights due to be positioned on the roof slope are not deemed to cause significant levels of overlooking.

In terms of overlooking the proposed windows are reflective of their positioning on the dwelling as existing and therefore won't lead to a significant increase in overlooking. The main additions are to the front elevation which doesn't directly overlook a neighbouring dwelling. Also, the roof light proposed on the side (east) elevation of the dwelling is small in scale and would not cause significant overlooking due to being on the roof slope. The proposal is 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 dwelling is to be changed in external appearance from brick to artificial natural stone cladding. As the dwelling is isolated from the street scene this change is not deemed significantly harmful. Additionally, some dwellings on Wilthorpe Farm Road have stone frontages.

The extensions utilise pitched roofs which are akin to the existing dwelling as that features a pitched roof. The proposed extensions will have little impact upon the character of the street scene due to the harmony with the existing dwelling in relation to the design of the upwards extension. The front extension is the most important for its impact upon the street scene however in this circumstance it is not visible in it, therefore, given that it harmonises with the proposed dormer windows, it is acceptable in this circumstance despite being tall.

Furthermore, it is considered that the raising the roof of the property by approximately 1.1 metres is acceptable and would not appear overly prominent within the street scene. The eaves height is not changed and therefore a balanced building form is maintained. Also, two-storey dwellings are present on Wilthorpe Farm Road which are taller than the proposed. Due to the mix of height, materials and design of dwellings within the street scene the proposed raising of the roof is not expected to look out of character.

Dormer windows are not present in the street scene however the host dwelling is isolated from them, served by its own access and the front elevation to which they are proposed is not visible. Therefore, the introduction of dormer windows will not have a detrimental impact on the street scene and facilitates the rooms in the roof space without increasing the ridge height further. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Approve with conditions