

2022/1200

Mr Jamie Kelly

208 Dodworth Road, Barnsley, S70 6PF

Erection of two storey extension to rear of dwellinghouse

Site Description

The dwelling is a large, detached property in Barnsley. Dodworth Road consists primarily of semi-detached dwellings with some detached properties located further out from the immediate area of the site. Further detached dwellings can be found located along Daleswood Avenue in addition to some residential flats located to the rear of the site address.

The dwelling is situated at the junction of Dodworth Road with Broadway and is sited in a relatively uniformed building line with neighbouring properties.

At the front of the property is a driveway; this extends alongside the side of the property providing access to the rear. To the rear of the dwelling is an existing single storey rear extension constructed of closely matched materials that reflect the original dwelling and a decked area. An existing oriel window constructed of what appears to be white UPVC can also be found towards the rear of the property. Furthermore, a single-storey side extension can be found to the East of the dwelling where the boundary runs adjacent to Broadway; this appears to be constructed of timber. An existing detached garage can be found to the rear; this is also constructed of materials which closely reflect the original dwelling.

The boundaries around the dwelling consist of a mixture of brick walls and timber fencing, whilst the East boundary to the side of the dwelling and adjacent to Broadway has the additional benefit of natural screening in the form of trees.

To the West is adjacent property 210 Dodworth Road. It has windows located within the ground and first floor side elevation (adjacent No. 208). Additionally, an existing outbuilding can be found to the side and rear of No. 210 and directly adjacent the shared boundary wall with No. 208. An existing car port to the side of No.210 can be found and again, this is directly adjacent to the shared boundary with No.208. The current distance between No. 208 and the shared boundary wall is approximately 3.26 metres.

To the South is neighbouring property Broadway Court, a block of residential flats. Windows can be found within all levels of the elevation that is directly opposite the rear elevation of No.208. A mixture of the car park belonging to Broadway Court, tress, and the detached garage belonging to No. 208 help to create a buffer between the two properties, maintaining a suitable distance and protecting residential amenity.

The site is partially within an area designated as a high-risk development area by the Coal Authority. The site is also partially within an area designated as an Air Quality Management Area as a result of Dodworth Road being identified as an Air Quality Link Road.



LOCATION PLAN 1:1250



Planning History

B/82/1706/BA - Extension to dwelling – Approve with Conditions.

Proposed Development

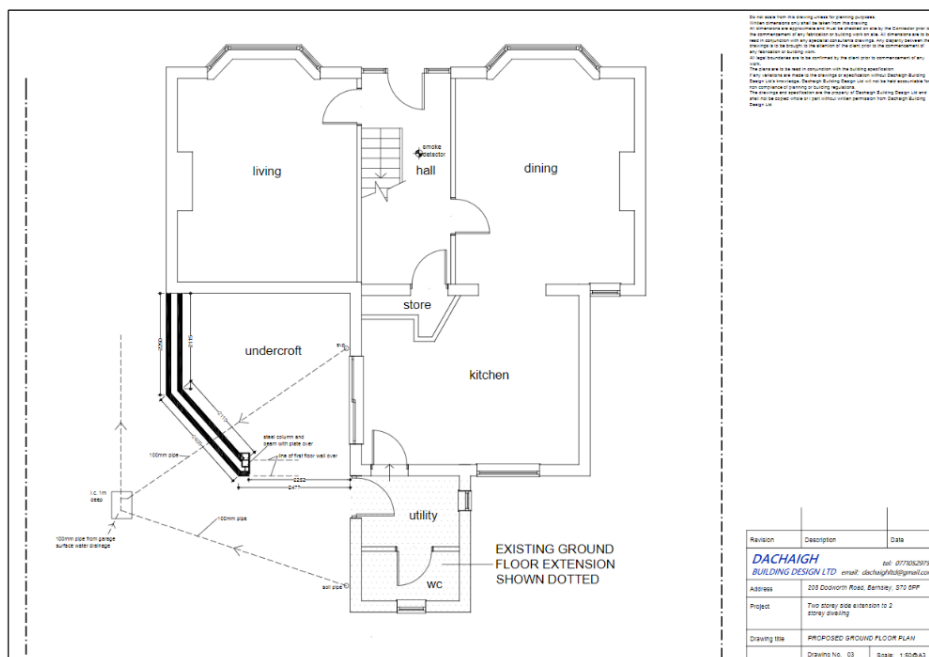
The applicant originally submitted an application for pre-application advice relating to the proposals for a “2 storey side extension to provide an additional bedroom at 1st floor and an open undercroft area at ground floor with flat roof design.” Through this process it was determined that the proposals would require planning permission.

The applicant is now seeking approval for the erection of a two-storey extension to the rear of the dwellinghouse. The proposed two-storey extension would essentially act as an in-fill extension, replacing an existing oriel window and bridging the space between the rear and side elevations of the dwellinghouse, providing an additional bedroom at first-floor level and an under-croft space below.

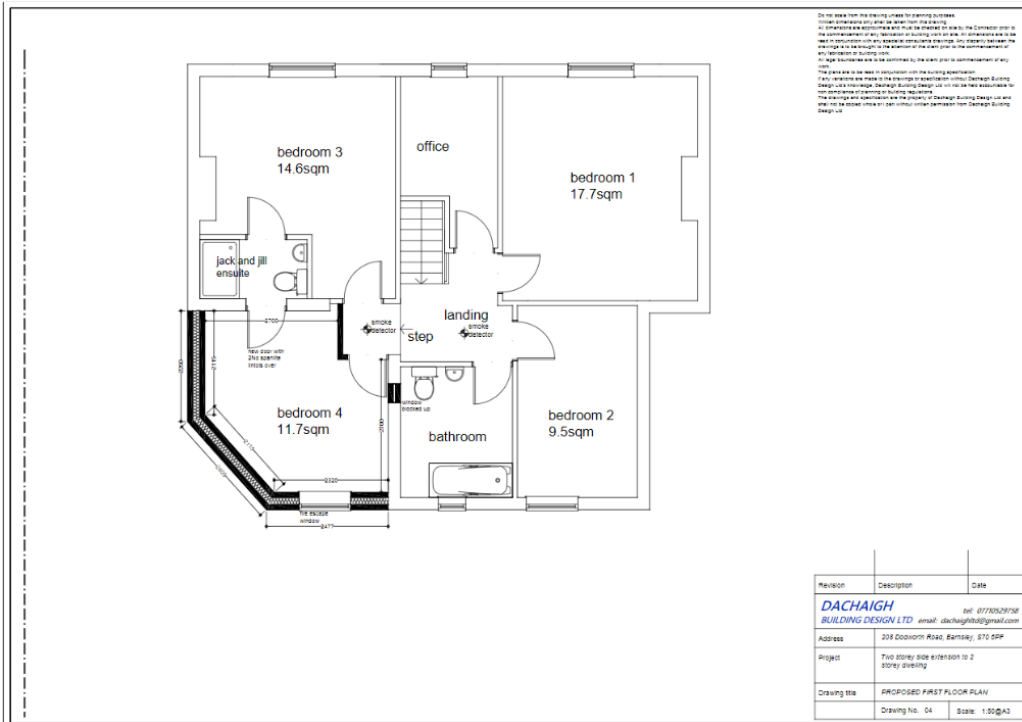
The proposed extension would project from the side elevation of the dwelling for approximately 4.08 metres and from the rear elevation for approximately 4.04 metres, however, it would have an angled profile on one of the rear walls to maintain access to the rear of the property. A window is proposed to be located on the first floor of the rear elevation of the extension.

The proposed extension would utilise a flat roof with a total height of approximately 6.15 metres. Proposed materials would include the use of GRP finish and edge trims for the roof, facing brickwork to match the original dwelling including stone lintol and cill to window, and white UPVC for the windows.

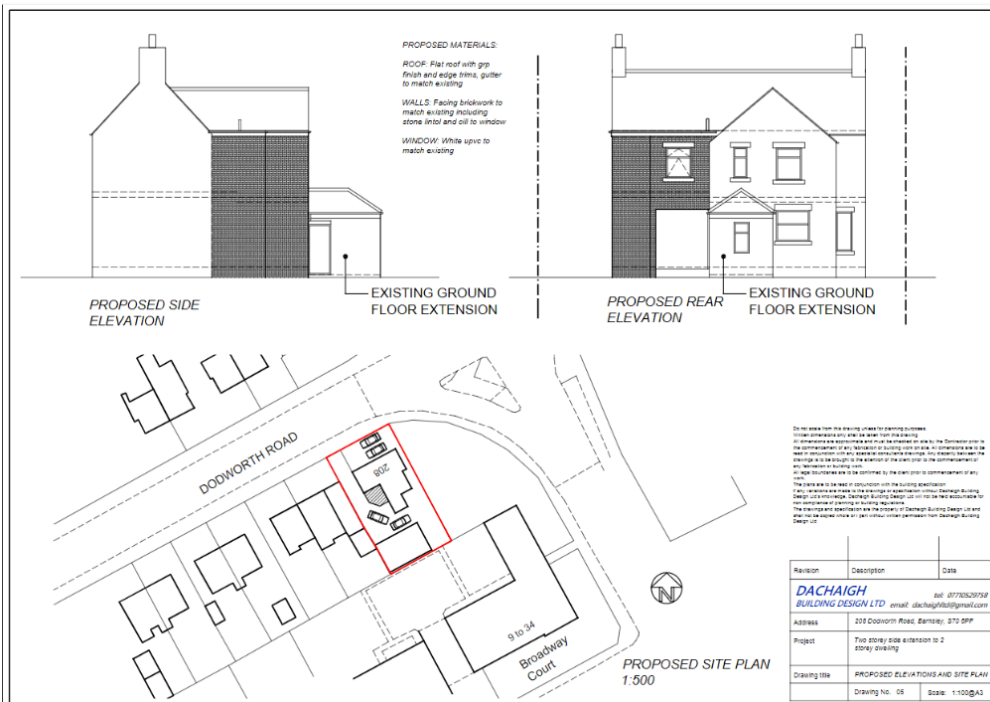
Ground Floor Plan:



First Floor Plan:



Elevations:



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Allocation – Urban Fabric

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – Policy SD1 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 – Policy GD1 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 D1: High quality design and place making – Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of, and reinforce the distinctive, local character and 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 134 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”*.

Consultations

No consultees were consulted on this application. Though the area falls within an Air Quality Management area, on this occasion it has not been necessary to consult on a householder application.

Additionally, the site partially falls within a high-risk development area identified by the Coal Authority, however, given the nature of the application consulting the Coal Authority was not necessary on this occasion and instead the relevant informative will be included.

Representations

Neighbour notification letters were sent to surrounding properties, no objections or comments were 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 highway safety.

Residential Amenity

Proposals for house extensions are considered to be acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that *‘Two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook’* adding that *‘two-storey rear extensions to detached houses will be considered on their design merits where no adjacent properties are affected.’*

The proposed extension is considered to not be overbearing and would be unlikely to result in changes to overshadowing that would be detrimental to neighbouring properties. The proposals show that the extension would remain within the profile of the original dwelling whilst also utilising a restrained roof height that does not exceed that of the original dwelling.

The proposals are also not considered to result in an adverse loss of outlook for neighbouring property 210 Dodworth Road. The proposals show that the extension would remain within the profile of the original dwelling, and the distance between No. 208 and the shared boundary between the two properties would be maintained at approximately 3.26 metres.

Additionally, SPD states *“The Council will seek to protect principal habitable room windows on the front and rear elevations of the adjacent property, but not secondary windows, i.e., halls, stairs, utility rooms, toilets and bathrooms including en-suites, particularly those on side elevations of adjacent dwellings.”* In this instance the windows potentially affected would be within the side elevation of adjacent property No.210 and therefore, do not benefit from the same protections as windows that belong to habitable rooms and are within the front or rear elevations.

In terms of overlooking the SPD states that *‘A distance of 12 metres should be maintained to a blank gable wall and a distance of 10m should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary.’* In this instance a distance of approximately 13.44 metres would be achieved between the rear-facing window on the first floor of the proposed extension and the rear boundary, therefore, meeting the guidance of the SPD.

Additionally, The SPD states that *‘windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows, to ensure reasonable privacy to you and your neighbours’* explaining further that *‘Habitable rooms should be taken to include: lounge/living room, dining room, kitchen, bedroom and study’.*

The proposals would again meet the guidance of the SPD regarding the distance between habitable room windows as there would be a distance of approximately 27.13 metres maintained between 208 Dodworth Road and Broadway Court.

Furthermore, there are no new windows proposed on the side elevation of the proposed extension; these would instead be placed within the rear elevation.

The proposed extension would therefore be acceptable regarding residential amenity.

The proposals are therefore 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 materials would partially reflect those used within the original dwelling, with proposed materials including the use of GRP finish and edge trims for the roof, facing brickwork to match the original dwelling including stone lintol and cill to window, and white UPVC for the windows.

The proposed extension would also utilise a flat roof, and whilst not preferred, the extension would be to the rear of the property, therefore, it is considered that the proposals would not adversely affect the character of the street scene.

Therefore, when considered on balance, the utilisation of a flat roof along with partially matching materials would be a significant improvement upon the existing first-floor extension and would be of a more appropriate, cohesive design with respect of the original dwelling. The proposals would therefore be acceptable regarding visual amenity.

The proposals are therefore considered to be in compliance with Local Plan Policy GD1: General Development and Local Plan Policy D1 High Quality Design and Place Making and is acceptable in terms of visual amenity.

Highway Safety

The proposed extension does not result in the loss of off-street parking, nor a requirement for additional provision and as such is acceptable and in compliance with Local plan Policy T4

Recommendation

Approve with Conditions