

2023/0551

Mr David Perry

98 Upper Hoyland Road, Hoyland, Barnsley, S74 9NL

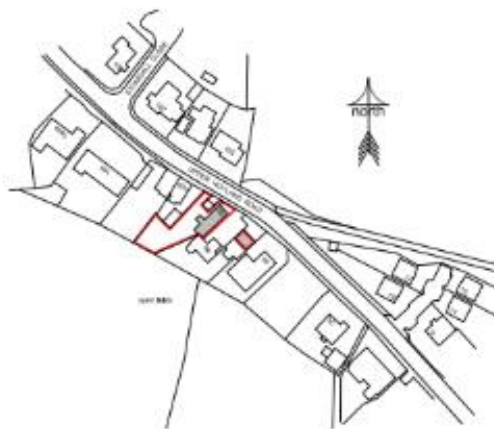
Two storey extension to rear of dwelling

Site Description

98 Upper Hoyland Road is a two-storey detached dwelling formed as a result of a historic barn conversion. The property is located in Hoyland and in an area that is a mix of residential and commercial and industrial uses, including Ashroyd Business Park and Platts Common Industrial Estate to the East and Shortwood Business Park to the North-West. Hoyland Leisure Centre is located to the South with further housing and employment land allocations located to the West and South-West, including HS56, HS66, HS64, and ES17.

Upper Hoyland Road has a variable street scene comprising of a mix of dwelling types, including detached and semi-detached properties comprising of bungalows and two-storey houses positioned on variable topography. Properties are mostly brick and stone-built with the occasional use of render and include a mix of historic buildings and modern estates. The greatest contribution to the character of the area arises from retained stone-built buildings and boundary walls.

The applicant dwelling is a stone-built property fronted by minimal garden space, a courtyard used for vehicular access, and a detached block of 4 no. garages. To the side/ rear of the dwelling are an existing timber constructed outbuilding and conservatory fronted by a small electricity substation and formed driveway. Boundary treatments to the rear comprise of timber panelled fencing and enclose rear garden space.



Planning History

B/86/0903/HN - Extension to farmhouse and conversion of barn to dwelling and erection of four private garages. – Historic.

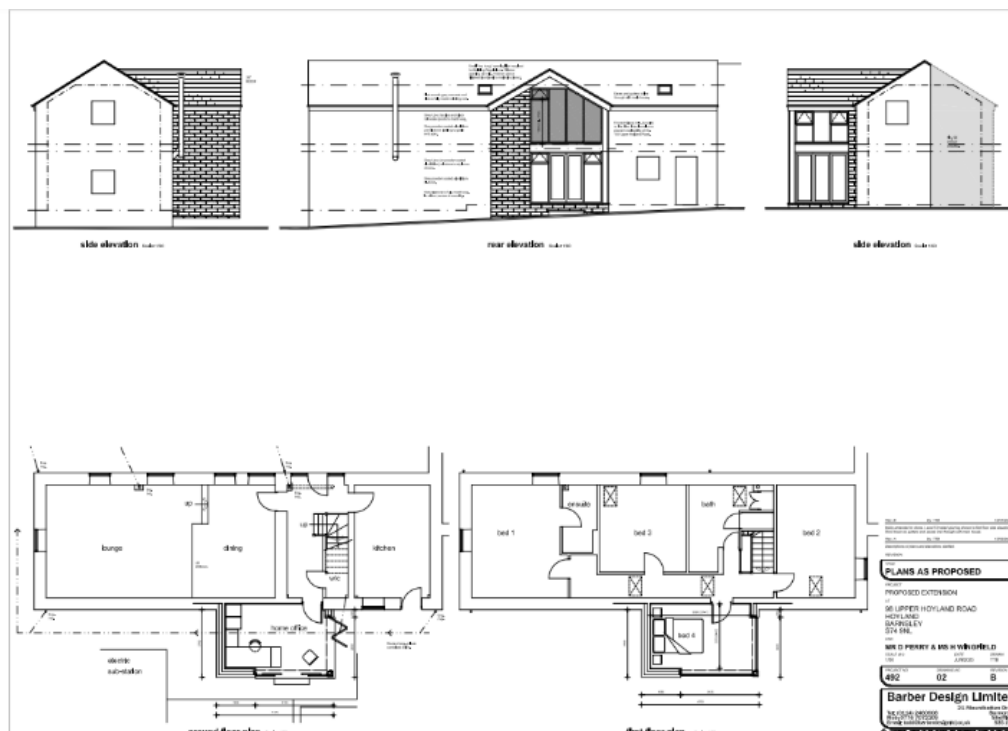
Proposed Development

The applicant is seeking approval for the erection of a two-storey extension to the rear of the dwelling.

Initial concerns were raised regarding impacts to visual amenity and the potential to be overbearing, especially as the dwelling was formed as a result of a historic barn conversion and identified as a non-designated heritage asset.

Amended proposals were received 18/07/2023 offering improvements, including a slight reduction in the total height of the extension, changes to external materials, and the inclusion of privacy glazing to some first-floor windows.

The proposed two-storey rear extension would replace an existing single storey conservatory. It would project from the rear elevation of the dwelling by approximately 2.7 metres with a width of approximately 4.75 metres. It would feature an apex roof with an approximate eaves and ridge height of 4.34 metres and 5.78 metres respectively (measured from the highest ground level point), and use external materials, including natural stone, grey concrete roof tiles, and grey powder coated aluminium panels, doors, and windows.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which 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.

Local Plan Allocation – Urban Fabric

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 SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy HE1: The Historic Environment.***
- ***Policy T4: New Development and Transport Safety.***

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; reflecting the principles of 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.***
- ***Section 16: Conserving and enhancing the historic environment.***

Consultations

The dwelling was identified as a non-designated heritage asset; as such, a Conservation Officer was consulted, and no objections were received regarding the amended proposals.

Representations

Neighbour notification letters were sent to surrounding properties and no responses were received.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation. The dwelling has also been identified as a non-designated heritage asset. The site and surrounding area are made up principally of housing; therefore, extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity, highway safety, and would not harm nor undermine the significance of such assets or their contribution to the character of a place.

Residential Amenity

Proposals for extensions are considered 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, and that extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected.’*

In this instance, the proposed extension would be positioned on the North-West elevation of the dwelling and South-East of adjacent neighbouring properties, including 100 Upper Hoyland Road. Generally, extensions positioned to the South, South-East and South-West of neighbouring properties are more likely to contribute to increased levels of overshadowing due to the natural movement of the sun path; however, in this instance, the proposed extension would maintain a sufficient distance from the North-West (rear) boundary line (approximately 5.3 metres) and would maintain a similar footprint to an existing conservatory in the same location. Further mitigation would be provided by the applicant dwelling’s angled position within the building line, avoiding direct impacts to the rear-facing habitable room windows of 100 Upper Hoyland Road, and existing outbuildings both within the curtilage of the applicant dwelling and within the rear garden of 100 Upper Hoyland Road positioned directly adjacent the shared boundary line are likely to contribute to existing levels of impact and could offer some screening of additional impact.

It is acknowledged that some increased overshadowing could occur; however, it is not considered that those impacts would be significantly increased beyond levels currently experienced and tolerated.

The proposed extension would maintain a similar footprint to an existing conservatory (to be removed) in the same location, also maintaining a similar distance from the North-West (rear) boundary line; as such, it is not considered that the proposals would significantly reduce levels of outlook, especially as windows located on the side and rear elevations of 100 Upper Hoyland Road would not be directly obstructed by the proposed extension due to its angled positioning within the building line.

Regarding overlooking and loss of privacy, the SPD states that *‘12 metres should be maintained to a blank gable wall and 10 metres should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary.’*

In this instance, the proposed extension would be of two-storeys and would maintain approximately 5.3 metres between the rear-facing first floor windows of the extension and the rear boundary. As such, the proposals would not meet the guidance of the SPD.

There are windows proposed on the North-West (rear) and South-West (side) elevations of the proposed extension, both at ground floor and first floor levels. Windows located on the side elevation of the proposed extension would be directed to an area of vacant land (Hoyland Lowe) to the South-West that is allocated to remain undeveloped due to the impact on the historic environment within the Local Plan; as such, no detrimental impact regarding loss of privacy is expected from the side elevation windows.

The windows located on the rear elevation of the proposed extension would face adjacent neighbouring property 100 Upper Hoyland Road. It is acknowledged that there could be some increased overlooking from the first-floor windows due to slight topography differences; however, due to the positioning of the applicant dwelling within the building line, views would generally be directed towards the side elevation of 100 Upper Hoyland Road where secondary windows are not offered the same protections as those serving habitable rooms on the front and rear elevations of the property. Some mitigation is likely to be offered from the screening created by existing projections, extensions, and outbuildings, and further mitigation would be offered by the proposals due to the inclusion of privacy glazing (level 5) to the first-floor rear-facing windows.

Additionally, 100 Upper Hoyland Road were consulted on the proposals and no representations were received.

As such, the distance maintained between the first-floor rear-facing windows and the rear boundary, though not compliant with the guidance of the SPD, would be acceptable in this instance as it is considered existing and proposed measures to mitigate unduly harmful impacts are sufficient to maintain levels of privacy to a reasonable degree.

Therefore, the proposals are not considered to be overbearing resulting in increased overshadowing and overlooking, or reduced levels of outlook, that would significantly increase beyond existing levels of impact that are currently experienced and tolerated and would otherwise be detrimental to the amenity of neighbouring properties.

The proposals, are therefore, considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

Visual Amenity

The SPD states that *'materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible' and that 'the roof style, pitch and detailing should match those of the existing dwelling, particularly where the extension will be prominent within the street scene.'*

In this instance, the proposed extension would use external materials that partially matched those used in the construction of the main dwelling, including natural stone and grey concrete roof tiles. Other external materials to be used include grey powder coated aluminium panelling, doors, and windows. The proposed extension would also feature an apex roof that would reflect the style and pitch of the roof of the main dwelling.

The approach to the design of the proposed extension aimed to significantly differentiate it from the main dwelling by adopting an unapologetically modern aesthetic; however, given that the property was identified as a non-designated heritage asset, the proposed extension needed to compliment the dwelling in a way that was not considered to be harmful nor undermining of the significance of its contribution to the character of the local area. The reduction in height and changes to external materials from the original proposals offer some relief and consideration to this, and though the proposals would retain a relatively large amount of glazing, this is considered to offer and achieve the modern contrasting element desired by the applicant. Overall, the proposed extension adopts a balanced approach that is considerate to the significance of the contribution of the main dwelling to the character of the local area, whilst incorporating modern features that offer a complimentary

contrast that are sympathetic to the character of the main dwelling and the broader street scene, resulting in an aesthetically pleasing addition.

The proposed extension would be visible from the public realm of Upper Hoyland Road; therefore, it is acknowledged that there would be some impact to visual amenity. However, these impacts are not considered to be detrimental, nor would the proposals be considered to adversely alter the character of the street scene, especially as the existing context is variable. The maintained set back from the highway and existing electricity substation forward of the location of the proposed extension are likely to offer some screening mitigation that would lessen the prominence of the extension within the street scene.

Additionally, the Conservation Officer was consulted and provided no objections citing the existing erosion of the character of the building due to the historic conversion and alterations, and that amendments to the proposals sympathise with the host dwelling.

The proposals, on balance, are considered sympathetic to the main dwelling and would conserve and not unduly harm nor undermine the significance of the contribution of a non-designated heritage asset to the character of the street scene and local area.

The proposals, therefore, are considered acceptable and in compliance with Local Plan Policy HE1: The Historic Environment and Local Plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Highway Safety

The dwelling benefits from an existing driveway located to the North-West of the property and existing garage space to the South-East.

The proposals would result in the property increasing from 3-bedrooms to 4-bedrooms; as such, a minimum of two off-street parking spaces must be provided within the curtilage of the dwelling. The dwelling currently benefits from at least two off-street parking spaces, including the driveway and detached garage space.

Therefore, in this instance, there is no requirement for additional off-street parking space to be provided, and as there would be no changes to the existing provision, it is considered that the proposals would not result in any detrimental loss of existing off-street parking provision that would adversely affect highways safety.

As such, the proposals would be considered acceptable and in compliance with Local Plan Policy T4: New Development and Transport Safety.

Recommendation

Approve with Conditions