

Mrs Jaime Marsh

Conversion of bungalow into chalet bungalow with new internal first floor involving extension of the roof height and eaves, one and a half storey front extension, single storey side extension, new first floor windows to the front and rear, roof lights and altered external facing materials

3 St Owens Drive, Pogmoor, Barnsley, S75 2LD

Site Location and Description

The application relates to a brick built, detached, dual pitched roofed bungalow located on the corner of St Owens Drive and St Catherine's Way. The dwelling is located within a predominantly residential area consisting largely of bungalows. There are gardens to the front (North), side (West) and rear (South) of the property. To the East there is a driveway accessed off St Owens Drive which leads to an attached garage.

There is a neighbouring detached bungalow to the East with playing fields beyond. There are further detached bungalows opposite St Owens Drive to the North and opposite St Catherine's Way to the West. There are further bungalows fronting St Catherine's Way to the South, beyond the rear boundary.



Proposed Development

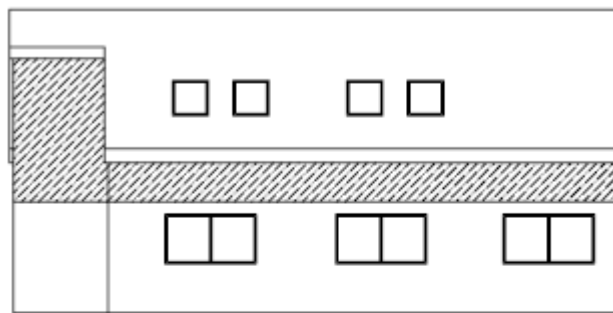
The applicant seeks permission to erect a wrap around extension partially on the front elevation and also on the side (Eastern) elevation linking to the existing garage. It is also proposed to raise the ridge height of the property by circa 1.5m as well as the eaves height. This would convert the existing 3-bedroom bungalow with accommodation on 1 floor to a 5-bedroom property with accommodation spread over 2 floors. The ground floor of the building would remain brick but the upper floor would be a mixture of render and timber cladding.

The extensions are proposed to house a family of 4 and also provide space for the applicants to run their businesses from, although limited information has been provided regarding the businesses.

North Elevation



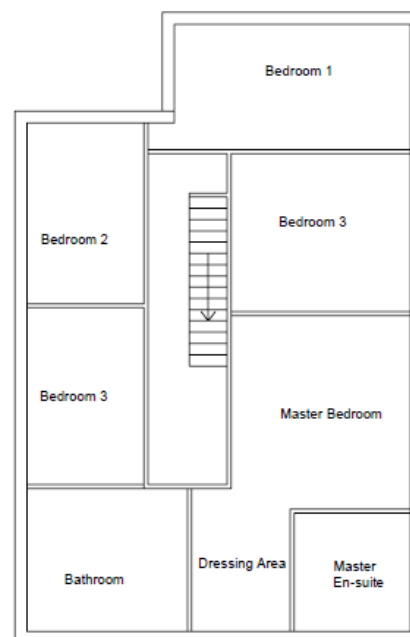
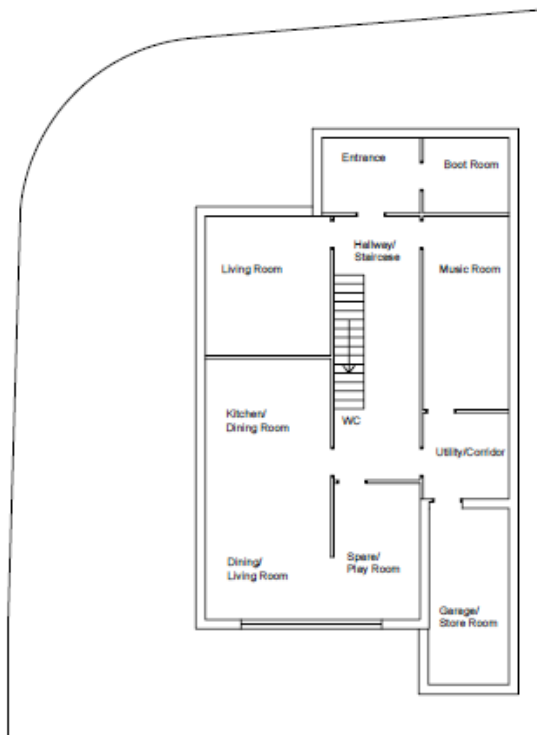
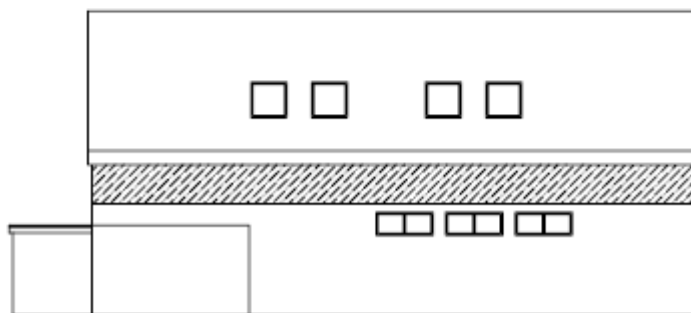
West Elevation



South Elevation



East Elevation



Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

Policy BIO1 Biodiversity and Geodiversity

Policy CC1 Climate Change

Policy CC2 Sustainable Design and Construction

SPD's

Supplementary Planning Document (SPD) – 'House Extensions and other domestic alterations' 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 for should:

- I. Be of a scale and design which harmonises with the existing building
- II. Not adversely affect the amenity of neighbouring properties
- III. Maintain the character of the street scene and
- IV. Not interfere with highway safety.

These policies are considered to reflect policies set out in the revised NPPF, which requires development to be of high-quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Other

South Yorkshire Residential Design Guide

NPPF

The NPPF 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.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 93 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 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 would be severe.

Para 126 - The creation of high-quality 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.

Consultations

None

Representations

Letters were sent to 10no. neighbouring residents, 11 letters of objection have been received. The main points of concern are;

- Inaccuracies within the submission
- Building to be used for business
- Loss of parking
- Increase in noise and disturbance
- Design not in keeping with the area
- Increased overshadowing
- Loss of Privacy
- Increased traffic
- Reduced enjoyment of home and garden
- No roof conversions in the immediate area
- Historic parking problems due to hospital, schools and playing field

Assessment

Principle of development

The site is allocated as Urban Fabric within the Local Plan, as such, extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

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.

Residential amenity

The proposed wrap around extension would project beyond the front elevation of the neighbouring property and would also be immediately adjacent to the shared boundary and neighbouring side elevation, which contains an entrance door and kitchen window. However, it should be noted that the front projection would be orientated to the North West of the neighbouring front elevation windows and a side extension could be erected in a similar position to the proposed under permitted development rights. Although the ridge would be circa 1.5m higher than the original it would slope away from the shared boundary.

There are windows proposed at first floor level in both roof plains and the front and rear elevations. Views of neighbouring properties to the North and West would be separated by neighbouring highways and acceptable distances. Views from the Eastern roof lights towards number 1 would be limited due to the sill height and angle and would be mainly of the neighbouring roof. The rear elevation windows would face the side elevation of the dwelling to the South, which faces St

Catherine's Way, however, the windows would serve a bathroom, dressing room and en-suite which are considered non-habitable rooms and could be conditioned to be obscure glazed.

The applicant refers to the additional space being required partially for home run businesses and a number of objections cite a music tuition business currently being run from the property. Limited details have been submitted to determine whether the business would constitute a change of use or result in a detrimental impact on residential amenity.

Visual Amenity

The existing bungalow is relatively modest in scale and is situated within a prominent corner location. The immediate area also consists of very similar modest bungalows with limited significant extensions or alterations evident within the immediate streetscene.

It is noted the additional ground floor footprint increase is relatively modest with a partial front extension and a side extension which links to the existing garage. However, it is proposed to increase the eaves height of the entire property and also cover the existing property and proposed extensions in a single roof which has a ridge circa 1.5m higher than the existing ridge. As such, the perceived bulk and mass of the property would increase and would be at odds with the immediately adjacent properties which have a relatively uniform appearance and modest eaves and ridge height. This is further exacerbated due to the prominent position of the dwelling with uninterrupted views from the neighbouring highways and public vantage points. Furthermore, the application property is built on a higher level than the properties to the rear which front St Catherine's Way. As such, the proposal would be a visually intrusive, prominent, overly dominant and jarring feature on the streetscene, to the detriment of visual amenity and contrary to Local Plan Policy D1 and SPD 'House Extensions...'.

In addition to the height and bulk, only the ground floor would be brick built. It is proposed that part of the side elevations and front and rear gables would be rendered with some timber cladding also incorporated on the front elevation. This would only serve to highlight the additional increase and, as the neighbouring dwellings are relatively uniform in their design and appearance, would be at odds with the character of the immediate area. It is noted that the applicant has cited some examples of render in the area, however, the application property is not viewed against those properties and each case has to be assessed on its own merits. Given the contrast in materials, the proposal would not harmonise with the host property or its surroundings, contrary to Local Plan Policy D1 and the SPD.

It should also be noted that the fenestration of the proposed extensions would be at odds with the host property and its surrounding, again highlighting and exacerbating the contrast between the host property and the neighbouring dwellings.

Highway Safety

The existing property has 3 bedrooms and a driveway capable of accommodating at least 2no. vehicles, in accordance with the SPD. However, the proposed front/side elevation would be built on the existing driveway. SPD 'Parking' requires 2no. parking spaces for the 5 bedroomed property but the plans do not clearly show where 2no. parking spaces would be relocated to, if at all. As such, a lack of information has been provided to assess the application fully.

Recommendation

Refuse