
2021/1647

James Leigh

Single storey rear extension to replace existing conservatory

3 Woburn Place, Dodworth, Barnsley, S75 3ST

Site Location & Description

The applicant's property is a semi-detached bricked bungalow located towards on Woburn Place in Dodworth which is a short residential cul-de-sac with a vehicular turning head. The property itself has a small, grassed garden to the rear and rear, with a gated hard surfaced driveway to the front/side leading to a detached outbuilding in the rear garden. There are solar panels on the front-facing roof slope and a conservatory attached to the rear with a height of 2.4m to the eaves and 3.2m to the roof ridge.

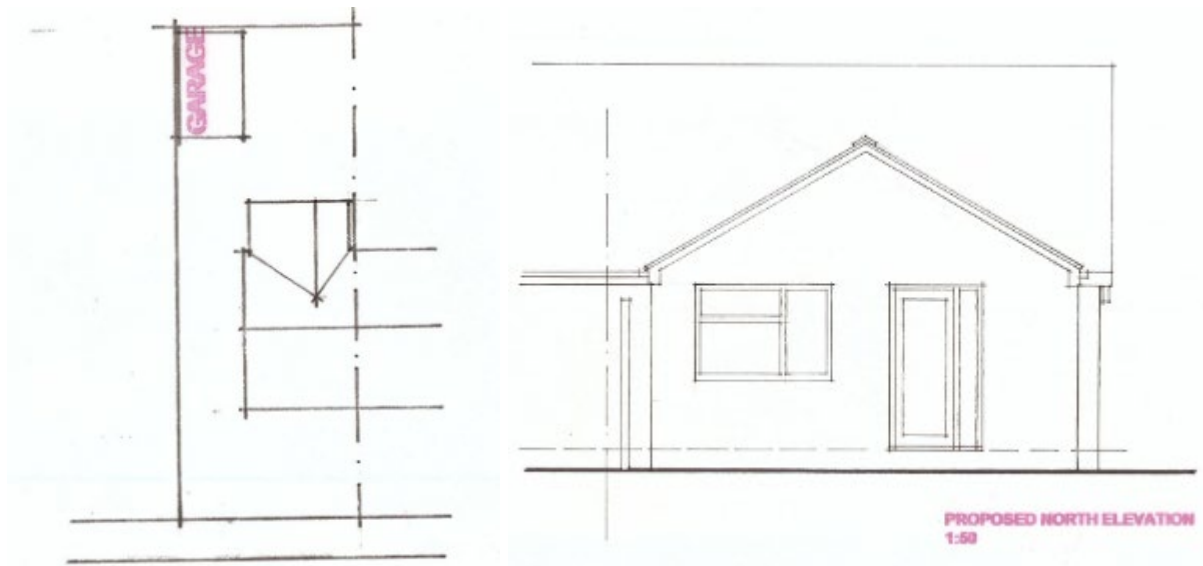
Woburn Place is made up entirely of detached and semi-detached bungalows, some of which are identical to the applicant's property. All of the properties have off-street parking with their own dedicated accesses and driveways.



Proposed Development

The applicant is seeking approval for the erection of a single storey rear extension to the dwelling to replace the existing conservatory. The extension will project 2.7 from the rear elevation of the existing dwelling with a width of 5.6m. The proposed development has been slightly amended with a change to the design of the roof from what was an asymmetrical pitched roof slope to a symmetrical roof pitch. The eaves height of the proposed extension has remained the same as the original proposal at 2.4m but the roof ridge height has been slightly reduced from 4.35m to 4.4m.

The extension will be constructed from red brick and concrete roof tiles to match the existing dwelling.



Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

NPPF

The National Planning Policy Framework 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.

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 achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

The new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy T4: New Development and Highway Improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions 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:

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.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

None

Representations

Neighbour notification letters were sent to neighbouring residents, one comment was received objecting to the proposal raising the following points:

1. This is not a like-for-like replacement and there are clearly proposed changes to the existing shared roof and eaves.
2. The height of the extension will limit the amount of sunlight coming into the neighbouring bedroom and patio area, having a detrimental impact on the enjoyment of the property.

3. There are no measurements on the plans which would indicate the finished height. The plans clearly show that the height of the proposed building differs greatly from the existing with the roofline being much higher.

Other matters have been raised but these are not material planning considerations (primarily issues for building control):

1. Health and safety concerns about the roof and the removal of the outside rear party wall.
2. Queries regarding damage compensation and the work being carried out by registered builders and roofing contractors.

Assessment

Principle of Development

The site falls within the urban fabric which has no specific land allocation however, the site and immediate surrounding area is made up principally of housing. Extensions, alterations to residential properties and the erection of domestic outbuildings are considered acceptable in these areas where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

Residential Amenity

The proposed extension is built on the same footprint as the existing conservatory and is of a modest size which would typically fall within Permitted Development Rights for a single storey extension on a semi-detached property. The only aspect which exceeds the permitted development limitations on the original submission is the that the highest height of the extension (4.4m) exceeded the maximum amount allowed under permitted development rights (4m). However, the plans have been amended to show slight reduction in the roof ridge height to 4.35m and clearly this is a marginal increase over what could be built under permitted development.

The plans have been amended to show a reduction in the roof ridge height and also make the roof slope symmetrical. This was primarily for design reasons (covered below), but it has the added benefit that it brings the highest part of the roof/roof ridge further away from the attached neighbour (no. 4). Concerns have been raised from a neighbouring property in regards to the extension having a detrimental overshadowing impact. These concerns have been acknowledged and can be appreciated however the extension is built on the same footprint as the existing conservatory and the roof ridge only has a fairly modest increase with a new roof ridge height of 4.35m which is 0.35m higher than what would be allowed under Permitted Development. Extensions and new buildings generally have a much greater impact on overshadowing to neighbouring properties when they are situated directly to the South. In this case, the extension is situated to the West of the attached neighbouring property and its rear garden. Taking into the account alongside the modest projection, overall size/scale, the reduced height of the extension and the fact that the roof ridge is now further away from the attached neighbour, the proposal's overshadowing and overbearing impact is not considered significant enough for the LPA to justify a refusal on this scheme.

The extension will increase in the size of the existing bedrooms without any windows on the side elevation facing onto neighbouring properties. There are dwellings to the rear of the site but the rear elevation of the extension is 10m to the rear boundary line and approximately 20m from the existing dwellings to the rear. The windows are at single storey level and the LPA does not consider that the extension will result in any overlooking or privacy issues to any neighbouring properties.

All in all, whilst the comments received by a neighbour have been acknowledged, it is felt that the proposed extension does not have a significant overshadowing or overbearing impact over any neighbour and does not result in a significant loss of privacy to residents. Additionally, the agent has worked with the LPA to change the roof design of the extension which has a small reduction in the roof ridge height to 4.35m. The extension is borderline permitted development with the only excessive part being the roof height which is 0.35m higher than what would be allowed under Permitted Development. This marginal amount is considered to have little impact on residential amenity to neighbouring properties and clearly, the LPA would not be in a strong position to refuse the application even if there were concerns with any of the above issues. The proposed development is considered to be in compliance with Local Plan Policy GD1: General Development the SPD for House Extensions and Other Domestic Alterations and is acceptable in terms of residential amenity.

Visual Amenity

The proposed extension is single storey and situated to the rear of the dwelling. The extension is borderline Permitted Development with the height of roof ridge exceeding the PD limit by a marginal amount (0.35m). The extension would largely be screened from the front with the existing dwellings and neighbouring dwellings significantly screening it from public view. It would be visible to the rear of the site from neighbouring properties, but the size and scale of the extension overall is not considered to be excessive and is in keeping with the existing dwelling. The construction materials are to match the existing dwelling and a standard condition will be attached to the proposal to ensure that this is the case. The roof style/pitch matches the existing dwelling and is acceptable.

The proposed development is in compliance with Local Plan Policy D1: High Quality Design and Place making and the general design principles within the SPD for House Extensions. The proposed development is considered acceptable in terms of visual amenity.

Highway Safety

The extension is to create additional space in the existing bedrooms and will not form additional bedrooms which may have required additional parking spaces to be created on site. The extension does not result in the removal of parking spaces and the proposal is in compliance with the Council's SPD on Parking and is acceptable in terms of highway safety.

Recommendation

Approve with conditions