

2021/0987

Mr John Upson

Erection of one and a half storey at front and two and a half storey at rear split level side extension with front and rear facing dormers to dwelling

33 Allendale Road, Barnsley, S75 1BL

Site Description

The application relates to a detached 1930s two-storey dwelling situated on Allendale Road in Honeywell, Barnsley. The dwelling features red brick elevations, terracotta tiled hip and pitched roof, a two storey bay window, decorative entrance and attached single garage. The curtilage is split over two levels with two storeys presenting to Allendale Road and three storeys at the rear facing towards the dwellings on Carrington Avenue. The front of the property features a hardstanding enclosed from the street by a low-level redbrick wall. The street scene features a range of similar 1930s style dwellings and bungalows composed of similar materials.

Planning History

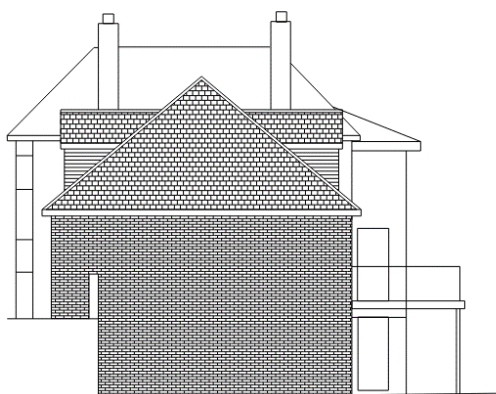
2019/0519 – Removal of existing attached garage and erection of split-level outbuilding comprising double garage at ground floor and garden room at lower ground floor level

Proposed Development

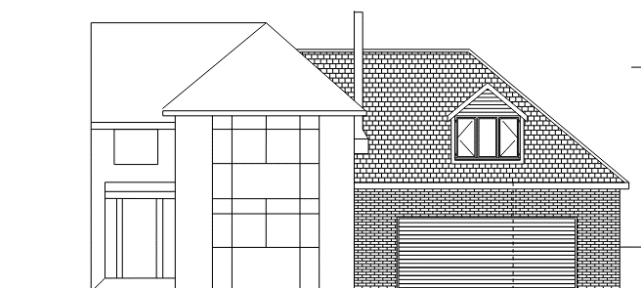
The applicant is seeking permission for the erection of a 1 ½ storey (front) and 2 ½ storey (rear) split-level side extension to the dwelling. The extension will have a sideways projection of 7.19m and a rearward projection of 8.45m. The extension will have a hipped roof pitch, with eaves and ridge of 2.8m & 6.6m (front) and 4.94m & 8.72m (rear).

The proposal also includes the installation of two pitched roof dormers to the front and rear roof planes as well as the formation of a granny annex to the rear ground floor level of the extension.

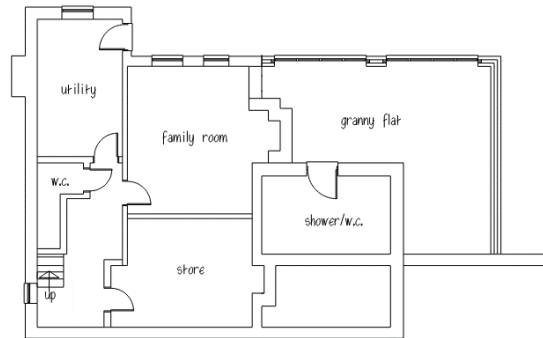
Matching materials are proposed.



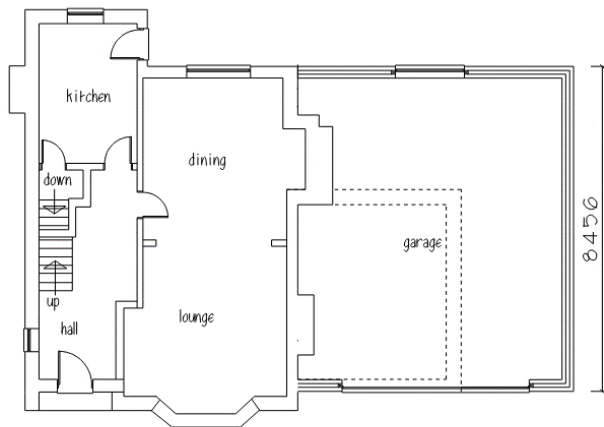
SIDE ELEVATION



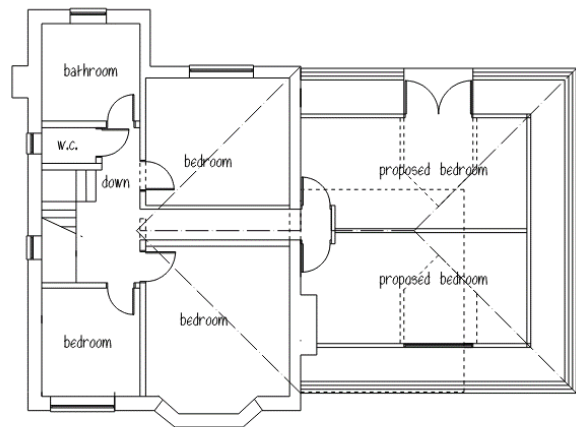
FRONT ELEVATION



BASEMENT



GROUND FLOOR



FIRST FLOOR

Policy Context

Local Plan Allocation – Urban Fabric

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

The new Local Plan was adopted at the full Council meeting held 3rd 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 2000) and the Core Strategy (adopted 2011).

Local Plan Policy GD1 – General 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.

Local Plan Policy D1 – High Quality Design and Place Making supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. 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.

Local Plan Policy H9 – Protection of Existing Larger Dwellings states that the conversion of larger homes to flats and other non-self-contained housing will be resisted.

Supplementary Planning Document (SPD) - 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:

- 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.

SPD – House Extensions states that the design of a side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling).

SPD – Dormer Windows states that the design of a dormer window should reflect the character of the area, the surrounding buildings and the appearance of the existing building. Dormers should be set within the roof plane and not be built of an external wall.

SYRDG sets out the technical standards for garages and parking spaces.

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.

Representations

None

Assessment

Principle of development

The site lies within designated Urban Fabric in the adopted 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

Extensions to residential properties are considered based on their impact in terms of overshadowing, overbearing, loss of privacy and outlook on neighbouring dwellings.

The extension does not project beyond the front or rear elevations of the property, and only extends 1m beyond the rear building line of the dwelling to the South. The entirety of the extension sits below the 45° line and so it is unlikely to cause detrimental levels of overshadowing or overbearing to the neighbouring dwelling

The granny flat is located at lower ground floor level, separate from the main living facilities of the dwelling, and could be served by a separate access down the side of the dwelling, as a 1.5m gap to the side boundary is retained. No supporting information is provided as to the occupancy or requirement for the granny flat, which raises concerns about the future subdivision of the property into separate planning units. Dedicated parking could be provided to the front of the dwelling, and pedestrian access provided down the side, with the granny flat and main dwelling sharing rear amenity space.

As such, the proposed granny flat is considered unacceptable, especially in the absence of any explanation of the relationship between the intended occupants and those of the host dwelling.

Visual Amenity

Side extensions should reflect the design of the existing dwelling in terms of roof style, materials and detailing, and should also not have an excessive sideward projection (i.e. more than 2/3 the width of the original dwelling). Normally, rooms within the roof space of a single storey extension would be unacceptable, particularly where the eaves would be increased, and the roof pitch altered so that it awkwardly juxtaposes with the existing dwelling. Furthermore, it becomes difficult to provide adequate light provision and outlook without incorporating dormer windows, which can be detrimental to the existing character of the host property.

The main issue is the impact of the proposal upon the street scene and visual amenity of the area. It is considered that the scale and design of the raised roof, with its changes in pitch and higher apex, would appear overly dominant and of much greater massing than others in the street scene. In addition, the eaves to ridge ratio would out of proportion in relation to the main dwelling:

	<u>Central Elevation</u>	<u>Left Elevation</u>	<u>Extension</u>
Eaves	4.75m	4.4m	2.8m
Roof	2.5m	2.9m	3.8m
Total	7.3m	7.3m	6.6m
Eaves/Ridge Ratio	65/35	60/40	42/58

The height of the proposed extension is 2.8m to the eaves and 6.6m with the proposed roof making up approx. 58% of the total height compared to 35-40% as existing. Furthermore, the eaves to ridge ratio gives a top-heavy appearance to the extension, awkwardly juxtaposing with the existing dwelling. The dwelling is in a prominent position, being highly visible along Allendale Road It is considered that the proposed

extension would appear as an incongruous feature in the street scene, harmful to the character and visual appearance of the local area.

Although the side extension does not exceed the maximum allowance of 2/3 the width of the original building – as set out in SPD guidance – the proposal results in an elongated fenestration of 14.3m in width, with an unsympathetic roof design which unbalances the property when viewed in the context of the surrounding dwellings. It is acknowledged that the dwelling opposite has a wide front elevation, with a flat roofed double garage attached to the side elevation of the property. However, this has less impact on the wider street scene due to the low overall height of the attached garage. Were a proposal submitted for a first floor extension over this, it would likely be refused.

Front dormers are not characteristic of the street scene however, the impact of the proposed new dormers is negated somewhat by the overall detrimental effect the extension as a whole has on both the main property and wider street scene.

The principle aims of local and national design policies are to support and encourage developments which are appropriate to their context and enhance the character and appearance of the area in which they sit. These aims can be found in the supporting text to Local Plan Policy D1 and SPD – House Extensions and other Domestic Alterations, as well as Para. 128-132 of the NPPF.

As the proposed extension would achieve neither of those aims on the basis it would appear as a prominent and alien feature in the street scene of Allendale Road and its presence would be at odds with and erode the character of the area. As such, the proposal is considered to be contrary to the aforementioned policies and is not acceptable.

Recommendation

Refuse

1. In the opinion of the Local Planning Authority, the scale and massing of the proposed extension would unbalance the appearance of the host property. The extension would not form a sympathetic addition and as such, would be harmful to the character of the street scene by virtue of its dominant and incongruous appearance. The proposal is therefore considered contrary to Local Plan Policy D1 High Quality Design and Place Making and the Councils Supplementary Planning Document - House Extensions and Other Domestic Alterations.
2. In the opinion of the Local Planning Authority, the proposed extension would present an overly elongated fenestration that is not reflective of the development pattern of the surrounding area, contrary to Local Plan Policies GD1 & D1 and Supplementary Planning Document (SPD) - House Extensions and Other Domestic Alterations.
3. In the opinion of the Local Planning Authority, insufficient information has been provided to justify the proposed creation of a granny flat. Furthermore, the provision of granny flat separate from the main living facilities of the host dwelling would allow for sub-division of the property and the provision of separate access & parking, which

is contrary to 'Local Plan Policy D1 High Quality Design and Place Making' and Local Plan Policy H9 'Protection of Existing larger Dwellings'