

The property has the benefit of an existing planning permission for the erection of a side and rear extension, including a dormer window to the rear elevation under planning application reference 2019/1152. This permission expires in December 2022.

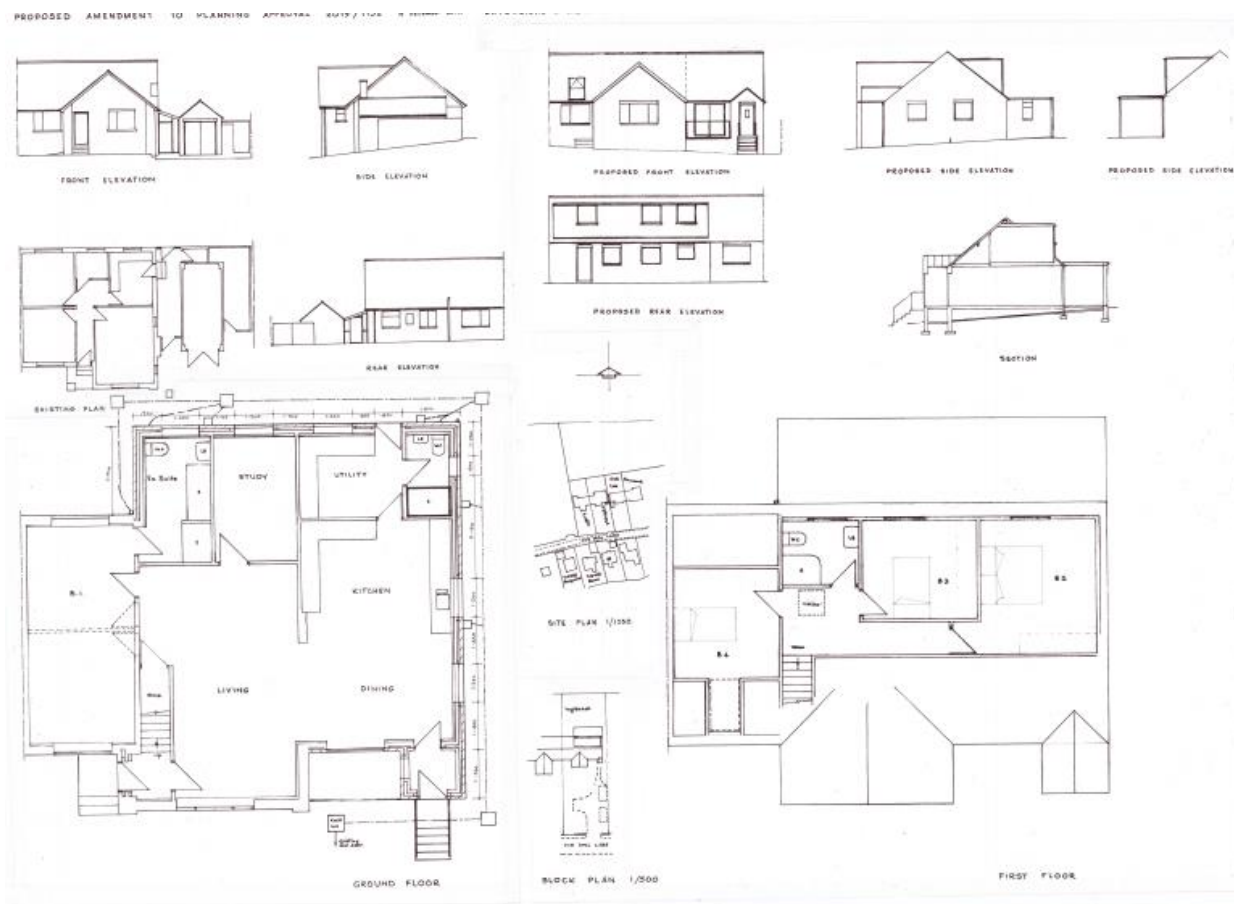


Proposed Development

The proposal involves the extensions and alterations to the dwelling including demolition of the side garage and erection of side/rear extension and rear dormer window (Part Retrospective). The application is part retrospective as the garage and existing side extension has already been demolished.

The proposed rear extension measures approx. 2.7m in projection with a flat roof. The proposed side extension has a projection of 4.8m and features a pitched roof. The proposed side extension includes a small front porch and front terrace/balcony. The proposal also includes the erection of a flat roof dormer and a loft conversion to provide 3 bedrooms within the roofspace.

The plans have been amended during the processing of the application and the rear two storey extension amended to a flat roof single storey extension and a dormer window to the rear.



Policy Context

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 Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the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.

Local Plan

The site is set within an area of Green Belt.

The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents. The following policies are of relevance to this application:-

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 GB2 Replacement, extension and alteration of existing buildings in the Green Belt: Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

- Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.

All such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

The supporting text states:-

The NPPF states that an extension to a building is not inappropriate if it does not result in disproportionate additions over and above the size of the original building. We will allow extensions provided that cumulatively they would not amount to more than a doubling of the size of the original building. Original means as existing in 1948 or, in relation to a building constructed later, as it was built. A house which has been subdivided will not be considered as the original building. In the case of a replacement building, the original building means the building that was replaced.

The sizes of a building as existing and proposed will be compared by reference to their gross floorspace, using the following guidelines:

- Floorspace will be calculated by external measurements of the building.
- Floorspace within roof spaces will not be taken into account.
- Outbuildings will not be taken into account when calculating original floorspace (but will be taken into account when calculating the cumulative additions to the original dwelling).

SPD: House extensions

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 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.

Consultations

Thurgoland Parish Council – No objections

Highways DC – No objection

Neighbours

Neighbour notification letters were sent to surrounding properties, no comments were received.

Assessment

Principle of development

As the property is set within the Green Belt policy GB2 of the Local Plan would apply.

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To date, the only extension to the dwelling since it was built is the existing garage and shed to the side of the dwelling which is not shown on the 1960 OS plan of the dwelling on the eastern boundary, although there does not appear to be any planning history for either. In terms of the floorspace calculations, the existing side extension/garage is to be demolished and replaced by the proposed side extension. As a result, the floor space calculations are as follows:-

Original dwelling:-

74.4sqm

Extensions:-

Proposed side/rear extension and porch = 66.7sqm

The rooms within the roofspace are not included within the floorspace calculation in accordance with policy GB2. The proposal therefore does not exceed the floor area of the original dwelling and is acceptable in principle.

The policy also states that such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

These aspects have been assessed below.

Residential amenity

The property is set in a large plot and the closest neighbouring dwellings are Rivelin which is the attached dwelling to the west and Oak Lea set to the east.

The proposal involves the erection of a side and rear extension. The proposed rear extension has a small projection of 2.7m and has a flat roof. As the extension has a limited projection and is set to a north facing elevation, there should not be any significant overshadowing of the attached dwelling Rivelin. The side extension is set closer to the boundary with Oak Lea to the east, however Oak Lea is separated by an existing garage along the boundary and boundary screening and there are no habitable room windows facing over onto the applicant's property, therefore there should not be any significant overbearing or overshadowing of this property.

In terms of overlooking impact, the proposal includes two secondary side windows proposed to the side elevation of the extension to the kitchen/dining room at ground floor level facing Oak Lea, however these will be screened by existing boundary treatments and the existing garage at Oak Lea and would not overlook any habitable room windows. The proposals also seek to create a new raised terrace area to the front of the dwelling, however this would be screened by the existing front projecting gable and the proposed porch, therefore there would not be any significant increased overlooking of adjacent properties. The proposal also includes a loft conversion. One rooflight is proposed within the proposed loft conversion to the front elevation and a flat roof dormer is proposed to the rear, however there would be little impact on residential amenity due to the large rear garden and open views.

The proposal is therefore considered acceptable in terms of residential amenity in accordance with the SPD and policy GB2 of the Local Plan.

Visual Amenity

The proposed single storey extension is set to the side of the dwelling and has been designed with a pitched roof and would be a considerable improvement in design terms than the previous garage and shed. The proposed side extension includes a set back from the front elevation and the side projection is no more than two thirds of the width of the original dwelling in line with the SPD House Extensions guidance. The proposed front porch and terrace area are also acceptable in terms of design. The proposed rear extension and rear dormer would feature a flat roof, however this would not be seen from the street scene and similar dormers can be seen on other properties along Old Mill Lane.

The extension is considered acceptable in terms of design and appearance and ensures that the main dwelling remains the dominant feature. The extension is to be constructed with matching openings and materials and is therefore in compliance with GB2 and policy D1 of the Local Plan.

In terms of the impact upon the Green Belt, the extensions are set within the curtilage of the dwelling and the total size of the proposed and previous extensions do not exceed the size of

the original building. The proposal would not cause significant harm to the openness of the Green Belt in accordance with policy GB2.

Highway safety

The Highways Officer has no objections to the proposal. The submitted Block Plan indicates that adequate parking and turning facilities are to be provided within the site therefore the proposals do not adversely impact upon the highway and are considered acceptable from a highway safety perspective.

Recommendation

Approve with conditions