

2021/0478

Ms Amy Ripley

Erection of single storey extensions and roof alteration to dwelling (Resubmission)

26 Horse Carr View, Ardsley, Barnsley, S71 5HF

Site Description

The application relates to a detached bungalow located on the northern side of Horse Carr View on the edge of Ardsley. The dwelling is of an artificial stone construction with a concrete tiled hipped roof. To the side/rear is a flat roofed car port and garage, with a timber shed adjoining the rear of the garage. The dwelling sits on a narrow plot, with long rear garden and off-street parking provided to the front.

The surrounding area is solely residential, characterised by other bungalows, with some two-storey dwellings situated at the far eastern side of the Horse Carr View.

The development pattern along this side of Horse Carr View is fairly uniform, with dwellings that are of a similar design and material construction, with some minor variations.





Planning History

2021/0039 – Extensions to front, side and rear and to the roof height to create chalet bungalow with rooms in the roof space, rooflights, first floor rear window, changes to the external facing materials and integral garage – REFUSED

Proposed Development

The applicant is seeking permission for a single storey extension to the front, side and rear of the dwelling, and the increasing of both the eaves and ridge height.

The extension will have a sideways projection of 3.3m and a rearward projection of 4.5m, and 1m projection beyond the front elevation. The extension will have a pitched roof, with an overall height 4.2m.

The roof pitch will change from hipped to front hip and rear gable, with the eaves maintained at 2.8m and the ridge increased from 4.8m to 5.5m.

Matching materials are proposed.

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 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 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.

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 extensions should have a pitched roof following the form of the existing roof and the sideways projection should not exceed more than two thirds the width of the original dwelling.

SPD – House Extensions states that to combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled. Extensions to the rear of detached dwellings will be assessed on their design merits where no other properties are affected.

SPD - House Extensions also states that extensions to the front elevation need to be of a high standard of design and will not be considered acceptable where they detract from the

quality of the existing dwelling or character of the street scene. Modest single storey front extensions which are in keeping with the style of the existing house may be allowed.

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

Notification letters were sent to surrounding properties. Four letters of representation have been received. The objections raised include:

- Overlooking if windows are installed to the front elevation
- The extension and increased roof height will affect the 'right to light' of the adjoining property.
- Increase in overshadowing and overbearing
- Overbearing from increase in roof height
- Concerns raised about fire safety of the loft conversion
- Light loss incurred by front extension

It should be noted that the issue of right to light is a civil matter between individual parties and does not affect the LPA's ability to determine the application. The LPA considers the impact on the amenity afforded to neighbouring properties based on overshadowing, overbearing and loss of privacy.

The loft conversion element has been removed from the proposal however, any future loft conversion would require building regulations approval which would include assessing fire safety.

The reference to permissions from 1979 and 1986 is noted however, this proposal must be assessed under current design policies & guidance; decisions made 35-40 years ago cannot be afforded significant weight in the assessment of applications made in the current day.

Assessment

Principle of Development

The site is allocated as 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 dwellings are assessed on the basis of overshadowing, loss of privacy and outlook.

The increase in ridge height will result in an increase in levels of overshadowing onto the rear curtilages of the neighbouring dwellings however; it is unlikely to be significantly detrimental. The dwelling to the West sits forward of the building line of the host property and is at a slightly higher level.



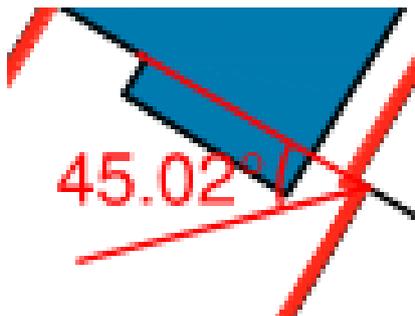
In relation to the proposed extensions, the rear elevation of the neighbouring property will be in the building line of No.28's extension when finished. As such, most overshadowing will fall onto the roof of the property rather than into the rear garden. In terms of overshadowing to the dwelling that sits South-East, there would be 2-3 hour window in the mid-to-late afternoon where there would be overshadowing to part of the rear garden however, the majority of this space would be unaffected.

There could be some early morning overshadowing to the dwelling to the West however, this will not be persistent throughout the day, furthermore, as the garden is North facing, the existing dwellings cause some element of overshadowing to areas of garden closest to the rear elevation and the extension is unlikely to worsen this.

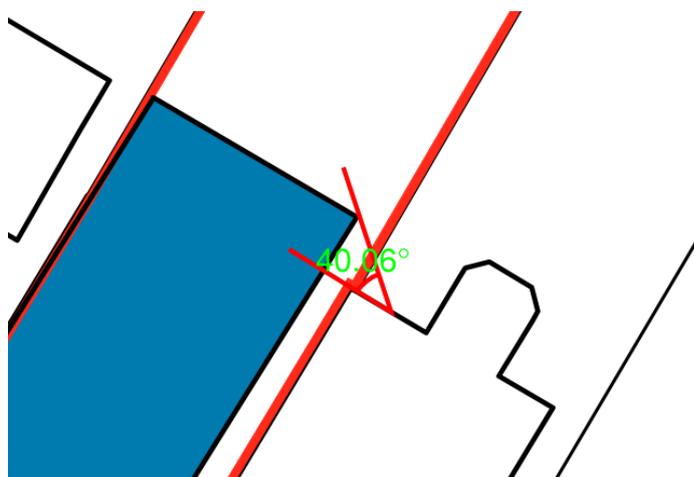
No windows are proposed which would face directly into private amenity space. There are rooflights proposed on the Western roof plane, but they would be at a high enough level to prevent residents from looking out and onto neighbouring dwellings. As such, overlooking will not be significant issue.

Comments regarding the rear extension are noted however, the extension does not excessively project beyond the building line of the adjacent dwellings. It sits in line with No. 28 to the West and therefore has minimal impact in respect of this property. Furthermore a hedgerow within the curtilage of 28 runs along the boundary between the two properties to provide some screening from the extension. No. 24 to the East is also minimally impacted by the extension given that its rear habitable windows face north east away from the sun and within the 45° line when measured from the centrepoint of the window – this is considered an acceptable measure by which to consider the impact of the extension and by consequence, the proposal is determined to be acceptable in residential amenity terms.

Front Extension



Rear Extension



Visual Amenity

The main issue is the impact of the proposal upon the street scene and visual amenity of the area.

The proposed new roof does result in an increased ridge height of 0.7m however, this is significantly lower than what has been proposed in previous applications and what was initially submitted here. Whilst there is an increased ridge height and a change in pitch, this allows for the front and side extension to integrate better with each other, rather than have an awkward or unsympathetic roof join. The gable pitch at the rear will not be highly visible and is unlikely to detrimentally affect the character of the main property or surrounding area. The hipped roof design of the main dwelling is maintained at the front of the property, where the need for a harmonising proposal is greatest.

Comparing the amended proposal with the previous refusal and what was initially submitted for this application, there is a significant reduction of 1.7m in the ridge height and the roof design has been altered to reflect the development pattern of the area – particularly the dwelling to the East, which has a lower ridge at the front, increasing at the rear elevation, where the pitch changes from hipped to gabled. The material palette has also been altered so that it matched with the main dwelling and surrounding area.

Conclusion

Overall, the amended proposal represents a significant improvement over other iterations of the proposal. Its impact on neighbouring dwellings will not be significantly harmful and, on balance, it is considered that it will not become a dominant or incongruous feature within the street scene and so is acceptable.

Recommendation

Approve – subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the amended plans (Ref. 20-143, Drawing No. 02 Rev. E) and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The external materials shall match those used in the existing building.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.

Reason: In the interests of the amenities neighbouring residents and in accordance with Local Plan Policy D1 High Quality Design and Place Making.