

2021/1233

Mrs Claire Price

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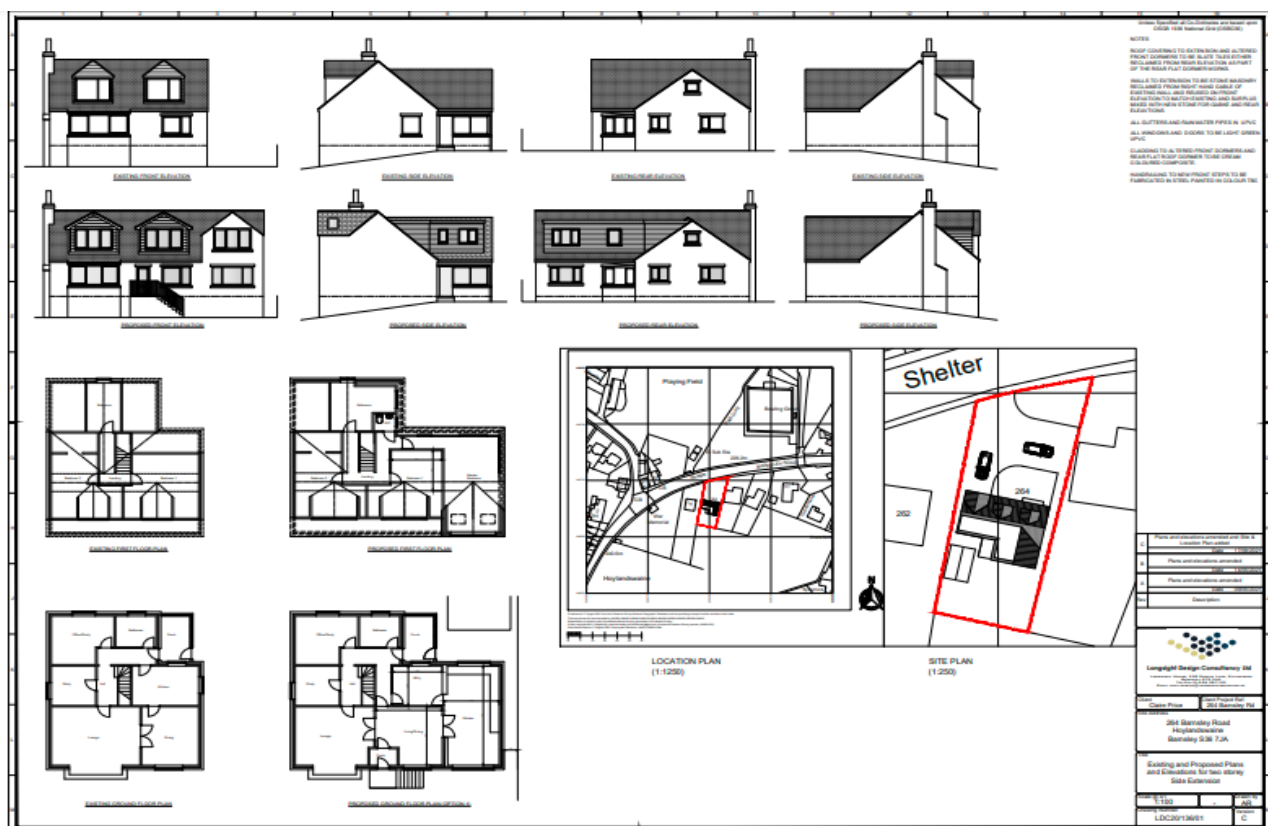
Side extension, alterations to existing dormers and rear facing flat roof dormer

Site Description

The dwelling is a detached stone-built dwelling located in the Hoylandswaine Conservation Area. Barnsley Road does not have a consistent street scene and features individually designed detached dwellings. The dwelling has a driveway to the front which leads to an outbuilding to the rear. The dwelling has an existing rear extension as well as two dormer windows to the front.

Proposed Development

The applicant is seeking approval for the erection of a side extension along with alterations to existing dormers and the addition of a rear facing flat roof dormer. The side extension will project 4 meters from the side (west) elevation of the dwelling. The extension has a width of 7.67 meters. The extension will feature a pitched roof with a ridge height of 7.6 meters and an eaves height of 5.8 meters. The materials used for the extension will be matching stonework and roof tiles. Also, the form of a third dormer window to be built into the proposed extension's roof is proposed to the front of the dwelling along with alterations to the design of the existing pitched roof front dormers. To the rear a large flat roofed dormer window is proposed.



Planning History

B/76/0730/PU – Extension to bungalow (Historic)

B/97/0375/PU – Re-build and extend bungalow to form dormer bungalow and detached garage (Historic)

B/97/0464/PU/CA – Partial demolition of bungalow in Conservation Area (Approve)

Policy Context

Planning decisions should be made in accordance with the Local Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) does not change the statutory status of the Local Plan as the starting point for decision making.

The Local Authority (LPA) has also adopted a series of Supplementary Planning Documents (SPD) and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan Allocation – Green Belt / Hoylandswaine Conservation Area

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 Barnsley Local Plan (BLP) 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 the decision-making process as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in 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 – 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.

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.

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.

Policy HE1: The Historic Environment – Positively encourage developments that help in the management, conservation and understanding of the historic environment.

Policy HE3: Developments affecting Historic Buildings – Proposals involving historic buildings should conserve and where appropriate enhance, respect historic precedents, and capitalise on opportunities to reveal significance.

Policy GB1: Protection of Green Belt – In accordance with the NPPF, the erection of new buildings within the green belt will be classed as ‘inappropriate’ development with sites in the green belt being protected from such. Exceptions to this are:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries;

- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs; and
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land).

All such buildings will still be considered in terms of their impact on the openness of the green belt and whether they cause other harm. In accordance with the NPPF and as set out in GB1, the Council will not allow proposals for 'inappropriate' development in the Green Belt unless it can be shown that there are very special circumstances that justify setting aside local and national policy.

Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt – Provided that 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:

- Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces;
- 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;
- Dividing an existing house to form smaller units of accommodation.

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.

Supplementary Planning Document: House extensions and Other Domestic Alterations

This document establishes 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:

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

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise.

Where a Local Plan is absent 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. This is assessed against the policies in the NPPF as a whole; or where specific policies in the NPPF indicate development should be restricted or 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 inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that *"development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"*.

Consultations

The LPA's Conservation Officer was consulted and raised no objections providing that the materials are to match those of the existing dwelling and that the rooflights are genuine conservation specific, being vertically emphasised, low in profile, black and with a single vertical divider.

Penistone Town Council were consulted and raised no objections.

Representations

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

Assessment

Principle of Development

The site falls within Green Belt as such, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles from the SPD and the following criteria:

- The total size of the proposed and previous extension should not exceed the size of the original dwelling; and
- The original dwelling must form the dominant visual feature of the dwelling as extended.

Furthermore, extensions and alterations 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, as well as the impact on the Hoylandswaine Conservation Area.

Impact on the Green Belt

The starting point to assess extensions and alterations for sites within the Green Belt is identifying how the original dwelling stood in 1948, or whenever the house was built, whichever is later. In this case, the dwelling along with one original outbuilding is shown on the 1948 map.

- Original dwelling (89sqm) + original outbuilding (23.8sqm) = 112.8sqm

- Existing extension (21.85sqm) + existing outbuilding (24sqm) = 45.85sqm
- Proposed extension = 30.68sqm
- Existing + proposed = 76.53sqm

As such, the proposal along with the existing extension and outbuilding does not exceed the size of the original dwelling and outbuilding and is therefore in compliance with Local Plan Policy GB2.

Visual Amenity

The SPD states that *'materials should normally be of the same type, colour and texture to the existing house or as close a match as possible'*. In this case, the proposed materials for the side extension will match the existing dwelling with matching stonework and roof tiles being used. The side extension utilises a pitched roof which follows the form of the existing dwellings pitched roof and shares the same ridge line.

The proposed extension conforms to the SPD in terms of its external materials and roof type and therefore it will have little impact upon the character of the street scene and the setting of the Hoylandswaine Conservation Area due to the harmony with the existing dwelling. This part of the Hoylandswaine Conservation Area features a variety of building forms, types and architecture styles and dormer windows as proposed are not untypical.

The SPD states that *"to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling"*. The proposed extension isn't setback however the lack of setback will not cause a significantly detrimental impact due to the inconsistency of the street scene and the position of the neighbouring dwellings which are also detached and therefore there is no terracing impact to negate. In addition, the roof design compliments the existing dwelling and will resolve any issue with the bonding of materials in a similar manner to a set-back or set down.

The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

The SPD states that *"the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling"*. A projection of two thirds of the original dwelling would be 6.59 meters and the proposed projection is less than this at 4 meters. This projection is therefore acceptable. The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. The proposed extension is set to the side of the neighbouring dwelling that has also been extended.

There will be no significant increase in overlooking as windows proposed on the side elevation are a roof light and bathroom window which are not accountable to significant overlooking. Overlooking from the proposed rear dormer will be minimal as no dwelling is set to the rear of the property. Also, the existing outbuilding partially screens the rear garden of the neighbouring dwelling from overlooking.

The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety. The existing driveway is large enough for the provision of two off-street parking spaces.

Recommendation

Approve with conditions