2022/0389

Mr Stephen Eades

Erection of two and half storey extensions to front and rear of property, single storey front and rear extensions with balconies/roof terrace positioned above at first floor level with 1.8m high privacy screen to rear, alterations to facing materials and regrading of rear garden, new external staircase to side/rear and construction of bridge linking first floor rear roof terrace with upper garden

The Old School House, 37 Keresforth Road, Dodworth, Barnsley, S75 3NX

Site Description

The application relates to an extended, detached dwelling located within a predominantly residential area. It sits at the end of a row of individually designed detached dwellings which front Keresforth Road. The dwelling is stone fronted with stone sides and a rendered rear elevation. The dwelling has a previously completed 2 storey side extension and has a lean to porch and canopy extension to the front. To the rear of the dwelling is a conservatory and work has recently commenced on some clearance work and gabions in the rear garden. The rear garden is steeply tiered with retaining structures at each tier. Steps connect each section of the garden. The garden is predominantly enclosed by mature planting.

There is an existing detached dwelling to the West of the site, a wooded area to the rear (North) and Keresforth Road with a wooded area to the front (south). There is a field to the East of the site which has planning permission for 5no. dwellings (2021/0958).






Site History

2016/0841 – Erection of two storey side extension and internal alterations – approved

2018/1228 – Erection of two and half storey extensions to front and rear of property, single storey front extension, provision of balconies to front and rear and alterations to facing materials – approved





Proposed Development

The applicant proposes the same front and rear 2.5 storey gables as previously approved under application 2018/1228, albeit with minor amendments to the front elevation fenestration and the omission of the render. The single storey front extension with balcony above also remains.

The main difference between this application and the 2018 application is the addition of a single storey rear extension with a terrace on the flat roof. The extension would occupy the full width of the rear elevation but the projection would be stepped. The extension reduces in projection from West to East and is in 3 distinct steps which reduce from 8m to 5m to 2m. The terrace would occupy the full roof of the extension and would have a 1.8m high screen to the West adjacent to the shared boundary. It would also have a small walkway providing direct access to the raised lawn area.

The applicant also proposes to re-grade the garden by creating a larger level area adjacent to the dwelling to accommodate the extension and a patio and retain the higher second tier of the garden using gabions. Work has already started on this so is part retrospective.

Existing



Previously Approved





Proposed



Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following Local Plan policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

SPD's

Supplementary Planning Document (SPD) – 'House Extensions and other domestic alterations' 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.

These policies are considered to reflect polices 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. One letter of objection has been received. The main concerns are;

- Overbearing given the height and projection
- Overshadowing
- Overdevelopment
- Overlooking/loss of privacy

Assessment

Principle of Development

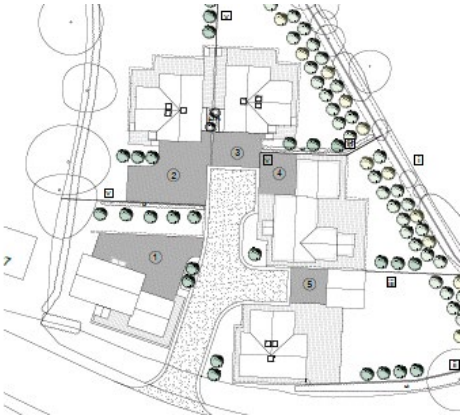
The site is allocated as Urban Fabric within the Local Plan, as such, in accordance with Local Plan Policies D1 'Design', GD1 'General Development', T4 extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property, are not detrimental to the amenity afforded to adjacent properties and maintain highways safety.

It should be noted that under part 1, Class A of the General Permitted Development order, single storey rear extensions of upto 8m on detached dwellings are considered permitted development (subject to a prior notification procedure and conditions). The proposed single storey rear extension is a maximum of 8m in projection, however, it requires planning permission as it contains a raised platform/balcony on top and part of the extension is to the rear of a previous 2 storey side extension.

Residential Amenity

As outlined above, the proposed 2.5 storey front and rear gable extensions, as well as the single storey front extension and balcony, have previously been approved. Their width, projection and height would remain as previously approved, only the fenestration would be amended. The proposed windows would either face the front garden and road beyond of the sizable rear garden.

Since the approval of the 2.5 storey extensions the reserved matters application for 5no. dwellings on the site to the East has been approved (2021/0958), however, given the location of the approved dwellings, the separation distance, level difference and mature landscaping between the sites residential amenity for the future residents of those dwellings would be maintained.



Furthermore, the proposed single storey rear extension would only have a projection of circa 2m adjacent to the Eastern boundary and would not significantly increase overshadowing for the approved neighbouring dwellings or be an overbearing feature. In addition, the main raised terraced area would be set in from the boundary with the approved dwellings with views further limited by the mature trees and landscaping.

The main area of consideration is the single storey rear extension, and associated rear terrace, adjacent to the boundary shared with Two Gates to the west. The extension projects circa 8m from the original rear elevation of the host property and circa 6.7m beyond the rear elevation of the neighbouring property. However, it should be noted that there is an existing significant boundary treatment between the two properties as well as mature planting limiting views. The proposed extension is also set in from the boundary (as shown Below) and is orientated to the Northeast. The total heigh of the extension, given it has a flat roof, is also circa 3.2m. The impact of the extension is also reduced given the adjacent garden level on the second tier adjacent to the extension is a similar height





There are 2no. windows proposed in the western elevation facing the shared boundary, however, views to the neighbouring property would be limited due to their height and the boundary treatment on the shared boundary. There are also 2no. windows in the gable of the neighbouring property but they currently face the side elevation of the application property rather than the area of the extension. The extension roof would also be a similar height to the cills of the windows.

In terms of the raised terrace area, generally a terrace of this size within relatively close proximity of a side boundary would be unacceptable. However, the site levels of the application site, and the neighbourin property, are unusual. The part of the terrace adjacent to the lower garden area of the neighbouring property would have a screen to limit overlooking. It is acknowledged neighbouring residents have raised concern with the screen given its length and height sitting atop the extension, however, it is proposed to be an opaque glazed screen and, as such, while restricting overlooking it would allow light through and would not significantly increase overshadowing or be overbearing.

There is no screening proposed to the North of the terrace facing the applicants garden, however, there would be limited overlooking to the neighbour's amenity space from that point given the screening on the boundary and the fact that the terrace height is similar to that section of the garden. Furthermore, the garden levels rise further from there towards the rear boundary. The comparable height between the raised terrace and the second tier of the garden is demonstrated through the fact a walkway is proposed from the terrace giving direct access to the garden at that point.

As outlined above, the 2.5 storey elements and front extensions have previously been approved with only minor amendments proposed to the fenestration under this application.

The proposed single storey extension and associated terrace are relatively large and when viewed on a 2d plan raise concerns. However, when viewed on site and given the level changes, and, the fact the roof of the extension/terrace area are level with the adjacent second tier of the garden, residential amenity would be maintained in accordance with Local Plan Policy GD1.

Visual Amenity

The 2.5 storey extensions and the single storey front extension have previously been approved, albeit with differing fenestration and the inclusion of render. Arguably the currently proposed scheme which includes stone rather than render is an improvement on the previous scheme.

The single storey extension is relatively large and includes a flat roof, however, it is located in a non-prominent position to the rear of the dwelling with very limited views from public vantage points. Furthermore, although the extension in part does project 8m, the extension steps down in projection to 5 metres then to 2m. As outlined in the principal section above, a 4m extension with a flat roof could be accommodated without planning permission to the rear of the existing dwelling and upto 8m subject to a prior notification application, where only residential amenity is assessed.

The extension does incorporate a balcony/terrace above but the visual impact of that is minimal. It incorporates a handrail around the majority of the terrace and although a larger screen is proposed adjacent to the boundary with Two Gates it would be glazed allowing light through it. The proposed walkway from the terrace to the garden is only for a short run and would not have a significant visual impact.

Given the comments above, visual amenity would be maintained in accordance with Local Plan Policy D1 and the guidance set out in SPD 'House Extensions and Other Domestic Alterations'.

Highways

The existing parking arrangements would remain unaltered.

Conclusion

As out lined above a number of the proposed extensions have been subject to a previous approval and have just had minor fenestration and material modifications. The single storey rear extension is in a non-prominent position and despite partially having an 8m section, it does step down in size to 5m then to 2m. The 8m section is adjacent to the existing neighbouring dwelling but due to its height, position, existing boundaries and land levels it would not significantly impact neighbours in terms of overshadowing or overbearing.

The raised terrace would occupy the entire roof of the extension and would in part be adjacent to the existing neighbouring property. Overlooking in part would be reduced by a opaque glazed screen on the boundary and part given the fact that the majority of the gardens of the application property and neighbouring property are the same level of the terrace or higher. That is demonstrated by the level walkway providing direct access from the terrace to the garden. There is also a significant amount of mature planting providing screening around the entirety of the site.

The proposed garden regrading has already commenced and involves moving the previous retaining structure back into the garden to create a larger are adjacent to the dwelling to accommodate the extension and a new patio area. The retaining structure is made up of gabions. Again this is in a non-prominent position and would not significantly impact visual amenity, especially as the garden is already arranged in tiers.

As such, taking into account the relevant development plan policies, particularly D1 ‘Design’ and GD1 ‘General Development’ and other material considerations, subject to conditions, on balance, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission. The proposal therefore complies with the development plan as a whole and the advice in the NPPF. As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Approved subject to conditions