

2024/0557

Ms Kelly Ludlam

46 South Lea Avenue, Hoyland, Barnsley, S74 9LY

1st storey 'fly over' side extension with rendering to first floor of south-west elevation of existing dwelling.

Site Description

The application relates to a semi-detached dwelling located on a residential street, South Lea Avenue. The property is constructed of brown brick with a tiled pitched roof. To the northeast of the property is a single storey rear extension with a pitched roof. This was approved under a prior notification application. To the rear of the driveway, we also find a single storey detached, flat roofed garage with a white rendered finish. The surrounding area is characterised by residential semi-detached dwellings and detached bungalows. Predominantly red or brown brick has been used for the semi-detached dwellings. Two of the semi-detached dwellings on the street have been rendered in white to the principal elevation. The detached bungalows have predominantly made use of light stone to the principal elevation with red or brown brick to all other elevations. All surrounding properties feature a pitched tiled roof.



Planning History

B/79/2238/HN – Rebuilding of 5 subsidence damaged dwellings – Decision Historic

2014/1081 - Erection of single storey rear extension with a rearwards projection of 6m with a height to the eaves of 2.4m and 3.5m to the highest point (prior notification - householder) - Prior Approval - Granted

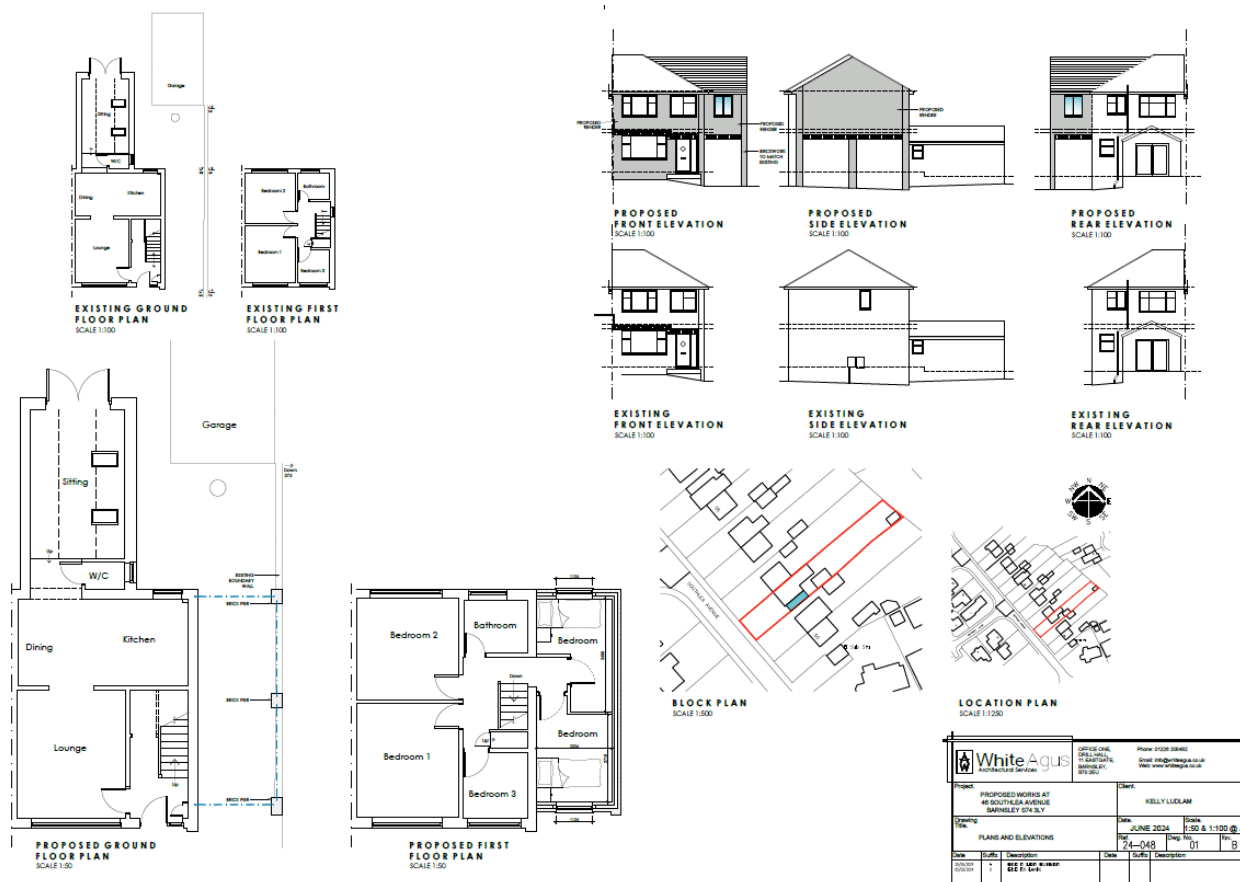
Proposed development

The applicant is seeking permission to erect a fly over extension at second storey level. The applicant is seeking to render the extension in off white as well as the principal elevation second storey.

The proposed extension would project sideways to the southeast by approximately 2.6 metres with a principal elevation set back of approximately 0.6 metres. The roof style has been altered from the existing hipped roof shape to a gable roof. The proposal has an approximate ridge height of 8 metres, which has been set down from the existing dwelling, along with an approximate eaves height of 5.7 metres.

The proposal is a fly over extension resulting in the ground floor level of the proposal being vacant to allow for vehicular access to rear single storey detached garage at the rear of the driveway. Three pillars have been detailed along the southeast elevation of the extension to support the first-floor proposal.

Amended plans were received which detailed the set back of the proposed extension from the existing dwelling.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High Quality Design and Place Making.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

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. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed and beautiful places.***

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties. One response was received which supported the proposal.

Assessment

Principle of Development

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety

Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

The proposed extension would be erected to the northwest of 48 South Lea Avenue. It is acknowledged some overshadowing could occur, but this would be restricted to only evenings. New glazing is restricted to only the front and rear elevations of the proposal. A sufficient separation distance (21 metres or more) would be maintained between the first-floor rear-facing window and the neighbouring properties opposite. Existing trees between the application site and properties on Millmount Road could provide further screening and mitigation. A separation distance greater than 21 metres would be maintained between the first-floor front-facing window and the neighbouring properties opposite. The proposal would not result in reduced levels of outlook.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling,

The House Extensions and Other Domestic Alterations SPD states that 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), and that all two-storey side extensions should have a pitched roof following the form of the existing roof. In addition, 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 0.5 metres from the main front wall of the dwelling, and where practicable, a side extension should also be set in by one metre from the side boundary with an adjacent property to further avoid the terracing effect and to give the benefit of external access to the rear of the property.

The proposed change in roof form from hipped to gable is not ideal however a precedent has been set on the street at 36 South Lea Avenue for a gable roof form. A set down of the ridge line and a set back to the principal elevation was amended to the plans in order to prevent a terracing affect and to ensure the extension remains subservient to the existing dwelling. The extension would not be excessive at approximately 2.6 metres providing a projection of less than two thirds the width of the existing dwelling. Although the proposal is not set in from the boundary by 1 metre, if the proposal was set in by 1 metre this would restrict access to the rear garage and reduce the availability of on-site parking.

Off White Rendering has been proposed to the second storey elevations with brickwork used for the pillars supporting the proposal. Details have also been submitted to render the second storey of the

existing property principal elevation. Render is not preferred; however, a precedent has been set on the street as well as a fully rendered property close by on the same street. Off white render would therefore not be considered to have a detrimental effect on the character of the street scene.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The proposal would not result in the loss of parking facilities. The proposal outlines the addition of 2 bedrooms taking the property to a 5-bedroom dwelling. The Parking SPD requires a minimum of 2 parking spaces for 3 or more bedrooms. The proposal facilitates at least 2 parking spaces complying with the required allocation.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

Recommendation

Approve with Conditions