

2020/0871

Beverley Marriott

Removal of existing lean to/canopy roof to create first floor balcony with external spiral staircase to front of dwelling

8 Lund Crescent, Lundwood, Barnsley, S71 5LQ

Site Description

The application relates to a detached dwelling located on the Eastern side of Lund Crescent in Lundwood. The property is of a buff brick construction with a concrete tiled gable pitched roof. To the front of the dwelling is a moderately sized garden and drive for off-street parking, leading to a detached flat roof garage.

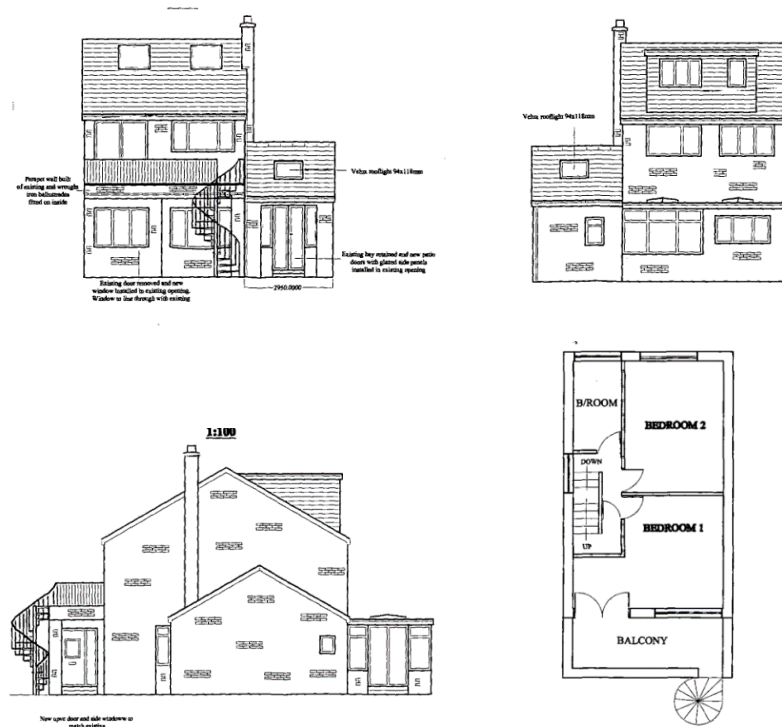
The surrounding area is solely residential characterised by semi-detached dwellings that are of a similar design and material construction



Proposed Development

The applicant is seeking permission for the replacement of the existing lean-to roof on the front extension with a walk-out balcony and associated staircase.

The balcony will have a forward projection of 1.86m and project along the front elevation by 5.3m, giving a floor area of 9.85m². The staircase and balustrade will have an overall height of 3.8m. Materials of matching brick and wrought iron railing 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 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 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 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 extensions 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 and Other Domestic Alterations states that decking and raised platforms will only be allowed where the privacy of neighbouring residents is not detrimentally affected by significantly increased overlooking.

These policies are considered to reflect the principles in the revised NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Representations

Notification letters were sent to surrounding properties. Two letters of representation have been received – one objection and one in support.

The issues raised in the objection were:

- The proposed balcony would be completely out of context with the surrounding area
- Loss of privacy to neighbouring properties

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 providing, 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 dwellings are considered on the basis of overshadowing, loss of privacy and outlook. Generally, balconies would be resisted where they cause a detrimental increase in overlooking and a loss of privacy, especially to rear amenity space, where residents expect

The host property sits behind the building line of neighbouring dwellings, but the balcony would not be located close to rear amenity space or habitable room windows

The balcony would be adjacent to an attached side garage at the property to the North and located 8m from the boundary to the South. As such, it is unlikely that the balcony would cause an increase in overlooking to private amenity space to these neighbouring dwellings.

A distance of 25m is retained between the main dwelling and properties on the opposite side of Lund Crescent, which is acceptable and wouldn't detrimentally effect levels of privacy, particularly as the frontage of a dwelling is more open and public within the street scene.

Visual Amenity

The main issue to consider is if the balcony would be detrimental to the visual character of the surrounding area. The dwelling is set back from the highway by 9.5m and set back from the building line of other dwellings along Lund Crescent. Although it is set back from the neighbouring properties which would reduce its prominence, the balcony and staircase would be visible from public vantage points and have an impact on the visual amenity of the street scene. It doesn't harmonise with the character of the host property or maintain the character of the wider street scene. None of the neighbouring properties have anything

similar, and so the proposed balcony represents an unusual 'alien' feature within the street scene. It also gives the impression of a horizontal subdivision and a pair of flats.

Materials and design do provide views and light through, but they would still be relatively visible given they would be viewed against the property and within a prominent position.

On balance therefore, the proposal is considered contrary to Local Plan Policy D1 and SPD – House Extensions and Other Domestic Alteration and so is unacceptable.

Recommendation

Refuse

1. In the opinion of the Local Planning Authority, the proposed front balcony and associated steps would be an inharmonious addition to the host dwelling. As a consequence, it would appear as an unduly intrusive feature when viewed in the context of the properties on Lund Crescent. As such it is considered contrary to Local Plan Policy D1 'High Quality Design and Place Making' and SPD 'House Extensions and Other Domestic Alterations'.