

2021/0583

Mr Ian Simpson

Erection of first floor side extension and single storey side/link extension to dwelling

2 Ainsdale Road, Royston, Barnsley, S71 4HJ

Site Description

The application relates to a detached, 2 storey dwelling located on a corner plot. The property predominantly fronts Ainsdale Road to the North East and Summer Lane runs, at a lower level, along the North Western boundary. The dwelling has a part mansard roof with a tile hung, sloping first floor front elevation. There is an existing single storey side extension and immediately adjacent to that is a detached garage with dual pitched roof. To the front of the dwelling is a driveway and a garden area which sweeps around the side elevation. To the rear is an existing conservatory which projects beyond both the side and rear elevations and opens onto the side/rear garden area.

There is a detached 2 storey neighbouring property to the South East which fronts Ainsdale Road and detached property to the South West which fronts Summer Lane. There are further neighbouring properties opposite Ainsdale Road to the North East.



Proposed Development

The scheme has been reduced in scale and amended throughout the application process. The applicant is currently proposing a first-floor extension on the Eastern elevation above the existing single storey extension. The first-floor extension would have a set back from the original front elevation and a hipped roof with a ridge parallel to, but lower than, the existing ridge. The extension would accommodate 2no. bedrooms.

The applicants also a proposed a single storey triangular 'link' extension which would link the existing side extension with the rear elevation of the garage. The extension would accommodate a utility room.



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

Policy T4 'New Development & Transport Safety

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 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.

SPD 'Parking' – 1no. parking space required for dwellings with 2 bedrooms or less and 2no. spaces for dwellings with 3 bedrooms or more.

Consultee Responses

Tree Officer – no comment

Ward Councillors – no comments

Representations

None

Assessment

Principle of Development

The site is allocated as Urban Fabric within the 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.

Residential Amenity

The proposed extensions would be relatively close to number 4 Ainsdale Road. The single storey triangular extension would only be a relatively small addition with a modest eaves and ridge height. In addition, the application site is on a lower level than the neighbouring property and is orientated to the North. In addition, it would be adjacent to the neighbouring properties side elevation. As such, it would not significantly increase overshadowing or be an overbearing feature.

In terms of the first-floor extension, again it would be orientated to the north and adjacent to the neighbouring side elevation and would also be angled away from the shared boundary. The eaves height of the extension would match those of the host property and the ridge would be marginally lower. Again due to the scale and positioning it would not significantly increase overshadowing or be an overbearing feature, in accordance with Local Plan Policy GD1.

There are is one window proposed in the side elevation of the first-floor level facing towards the shared boundary, however, it would only have views of the neighbouring drive and front garden, these would also be obscured by mature planting. The proposed front elevation window would face the neighbouring properties opposite but would meet the required separation distances, especially given the angle of the property.

It is noted the rear elevation window, given the angle, would partially face number 4. However, the views would be predominantly of the neighbouring side elevation with any views of the neighbouring rear amenity space limited. As such, privacy levels would be maintained to a reasonable degree.

The proposed utility room extension is proposed to have windows within close proximity of the neighbouring property; however, those windows serve a non-habitable room, and, in any case, views would be obscured by boundary treatments.

Visual Amenity

The proposed first floor extension would be relatively prominent within the streetscene given the angle of the property and the corner location. The host property has an unusual mansard style first floor with a tile hung facade which continues to the roof. The proposed extension would follow that design on the front elevation; however, it would be set back from the original front elevation and have a matching hipped roof with lower ridge. This is in accordance with SPD and would allow the extension to harmonise with the host property while still appearing a subordinate addition. It should also be noted the extension would be built above an existing single storey side extension.

The proposed single storey extension would sit to the rear of the existing detached garage and there would only be fleeting glimpses of it from public vantage points. Its triangular shape is unusual but it works with the angle of the adjacent boundary. Again, the extension would be a small subordinate addition and would not significantly impact the visual amenity of the host dwelling or surrounding area.

For the reasons set out above, the proposed extensions would accord with Local Plan Policy D1 and SPD 'House Extensions and other Domestic Alterations'.

Highway Safety

The existing garage and parking/maneuvering areas would remain unaffected by the proposed extensions.

Trees

There are some modest trees/shrubs/hedges on the site boundaries and within neighbouring garden area. None of the immediate trees are subject to a Tree Preservation order nor is the site within a Conservation Area. The proposed first floor extension is above an existing extension and the 'link' extension sits between the existing extension and the rear of the existing detached garage, as such, the development would not have a significant impact on the trees/shrubs both in and adjacent to the site.

Conclusion

Taking into account the relevant development plan policies and other material considerations, 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 for the scheme. 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

Approve – subject to conditions