
2022/0867

Mr J Twigg

Alterations to the front elevation including repositioning of bay windows and first floor windows, increasing ridge height and the erection of a 1.5 storey rear extension including Juliet balcony windows (Amended Plans)

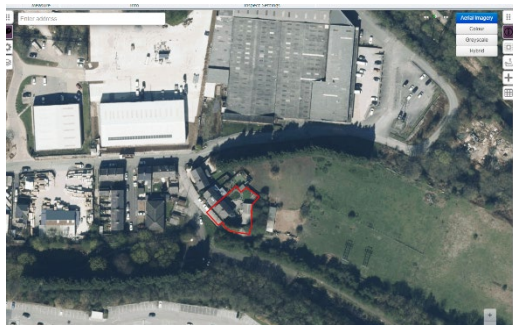
6 Eaming View, Barnsley, S71 1DJ

Site Location & Description

The site is located off Eaming View, which is accessed via Twibell Street, off the A61 Harborough Hill Road. Eaming View is a no through road turning to a footpath a little beyond the applications site, which runs west along the Barnsley Canal. Twibwell Street is a mix of residential and commercial properties; Eaming View and Twibell Street are generally characterised by red-brick semi-detached and terraced dwellings.

The property in question is a former pair of semi-detached properties which were converted to 1no dwelling in approximately 2008.

The detached red-brick property has the appearance of 2no dwellings from the front with 2no front doors and 2no bay windows, however, appears as a single dwelling when viewed from the rear. The dwelling is the last property on Eaming View, located on the northern side of Eaming View, within close proximity of the Barnsley Canal footpath.



Planning History

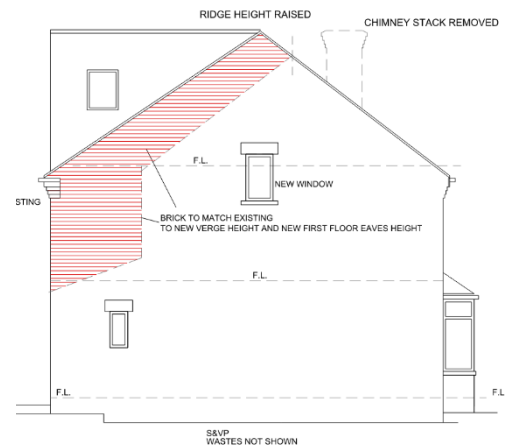
2008/1309 - Conversion of two dwellings into 1 and the erection of a rear single storey extension – Permitted Development – August 2008

2011/0124 - Erection of a single storey side extension to dwelling – Permitted Development February 2011

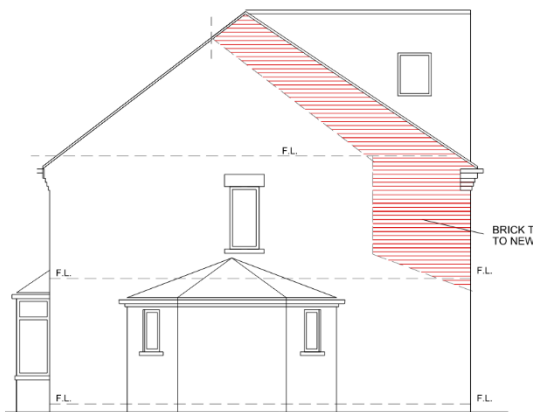
Proposed Development

The applicant seeks permission to increase the ridge height of the dwelling and erect a 1 ½ storey rear extension above the existing single storey rear extension, incorporating a Juliette balcony and alterations to the front elevation, which also includes installation of velux windows to the front and rear roof slopes and the side roof slopes of the gabled rear extension.

The plans have been amended during the application process; the applicant initially sought permission for the increase in ridge height, the erection of a first-floor flat roof extension and the installation of a flat roof, horizontally proportioned dormer window. The plans were deemed unacceptable, and amendments were made to the scheme.



SIDE ELEVATION - LEFT



SIDE ELEVATION - RIGHT



REAR ELEVATION

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

Local Plan

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Consultations

None

Representations

Neighbour notification letters were sent to surrounding properties and a site notice posted adjacent to the site; no comments have been received.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

Visual Amenity

Supplementary Planning Document - House Extensions and other Domestic Alterations states that proposals for house extensions, roof alterations, outbuildings and other domestic alterations 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.

There are several elements to this application, the erection of the first-floor rear extension, the increase in ridge height of the dwelling, and alterations to the front elevation in terms of its fenestration.

It is proposed to increase the ridge height of the dwelling by 0.55m, and whilst the dwelling already sits a little higher than the neighbouring property, approximately 0.45m, the overall difference in height of 1m is not considered to have a detrimental impact on the character of the street scene, given the application property is set at the end of the row and is tucked away in the corner.

The alterations to the front elevation include, the movement of the existing first floor windows and the ground floor bay windows, with a centrally located front door, to create a symmetrical dwelling. The existing openings which are to be blocked up are, to be blocked up utilising matching brick, along with the new side elevations of the first-floor rear extension. The rear elevation of the proposed extension is to be constructed from a chalk colour render. Whilst there is no evidence of render within the street scene, the extension is located on the rear elevation of the property and not within a prominent position, in addition it would provide a contrast in materials to the existing dwelling.

The proposed alterations are designed to harmonise with the original dwelling in terms of roof style and pitch, and fenestration, and whilst the rear extension is not to be constructed from materials which match the original dwelling, it is located on the rear elevation and not highly visible from public vantage points. Therefore, it is considered that the proposed alterations are acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Residential Amenity

Supplementary Planning Document - House Extensions and other Domestic Alterations (SPD) states that two storey rear extensions to semi-detached properties should be designed with a rearward's projection of less than 3.5m from the original rear elevation; no guidance is provided in relation to extensions on detached properties.

The property is located to the south-east of the neighbouring dwelling, 4 Eaming View, however the original dwelling was set slightly forward of this dwelling resulting in the existing rear extension projecting only minimally beyond the rear elevation of 4 Eaming View. Whilst the extension is to be increased in height, given the extensions minimal projection and that the eaves height of the proposed extension does not exceed that of the original dwelling it is not considered that the proposal would lead to a significant impact on the neighbouring dwelling by means of overshadowing or loss of outlook.

There are no habitable room windows located on the side elevation of the proposed extension, therefore there would be no increase in levels of overlooking. The windows located on the front elevation do not project closer to the front boundary than the existing habitable room windows and whilst there are no residential properties located beyond the rear elevation, the windows located on the rear elevation of the extension are located a sufficient distance from the rear boundary not to increase levels of overlooking to an unreasonable level.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1.

Highway safety

The proposal does not result in the loss of off-street parking nor a requirement for additional parking provision and as such the scheme is considered acceptable in terms of its impact on highway safety.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions