
2021/0273

Mr Darren Booth

Erection of first floor side extension and single storey side and rear extension to dwelling

81 Wood Walk, Wombwell, Barnsley, S73 0NB

Description

The property is a red brick detached dwelling is located in a purely residential area of semi-detached and detached properties. The property is set back from the street which includes wide grass verges and a number of trees fronting the highway. The property has parking to the side and the front of the house as the driveway sweeps round and has two entrances/exits. The property has an existing garage and a sun lounge to the rear. To the rear of the property is Wombwell Wood.



Proposed Development

The applicant seeks permission for the erection of a first floor side extension and single storey side and rear extension to dwelling.

The first floor side extension to project a maximum of 3.5m from the side elevation of the dwelling, extending the full depth of the property with a set back from the front elevation by 500mm and a corresponding lowered roofline.

The proposal also involves the erection of a single storey rear extension, projecting 6m from the rear elevation of the property.

There is also a further single storey side extension with a projection of 1.8m which runs the length of the dwelling, with garage door to the front and rear and will be used as storage space.

The extensions would provide an additional bedroom, bathroom and dressing room at first floor level and additional living space ground floor. The first floor extension has no side windows, whilst the rear extension has doors that would open into the garden, there are no windows proposed to the side elevation nearest the neighbouring property.

Concerns were raised during the application process for a number of design issues, including a lack of set back/down. The agent has since provided amended plans which make the necessary changes.

Policy Context

Planning decision should be made in accordance with the development plan unless material considerations indicate otherwise and the 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 in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

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

Policy SD1 Presumption in favour of Sustainable Development

When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy GD1 General Development

Proposals for development will be approved if:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;
- They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;
- Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;
- Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;
- Any drains, culverts and other surface water bodies that may cross the site are considered;
- Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- Any pylons are considered in the layout; and
- Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

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Policy D1 High Quality Design and Place Making

Design Principles:

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, including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and

- Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian network;
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;
- Create clear distinctions between public and private spaces;
- Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high quality materials;
- Include a comprehensive and high quality scheme for hard and soft landscaping; and
- Provide high quality public realm.

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

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

No consultations with internal officers were required for this application.

Representations

Neighbour notification letters were sent to surrounding properties; comments have been received from one property advising that they do not object to the proposals.

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 and on highway safety.

Residential Amenity

The first floor extension which would be located over the existing garage, has no side windows proposed. Wood Walk is sloping, therefore no. 83 sits higher than this property. Although there are first floor windows to the side elevation of no.83, it is not considered that the first floor extension would result in an overbearing impact or loss of light. Equally, the single storey side extension adjacent to no.79, has no side windows proposed and is unlikely to result in the loss of light to the side elevation of the property which has no habitable room windows to the ground floor. The rear single storey extension would have minimal impact in terms of overshadowing. The side boundaries with neighbouring properties are well matured within the rear garden. There are no properties to the rear.

In terms of overlooking, the proposal should not increase levels of overlooking to a significant extent. The absence of side windows help to reduce this. Whilst new windows are proposed to the front and rear elevation at first floor, this would not have a significant impact. The windows to the rear elevation will face over the garden land and access to the rear of the property and will not provide any direct overlooking over the neighbouring properties.

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

In terms of garden space, the SPD states that: 'Extensions and outbuildings should not take up a disproportionate amount of private rear garden space and as a general principle should allow the retention of at least half the garden area.' The rear extension would allow for over half of the garden area to remain. As the rear garden is large, this does not conflict with the guidance within the SPD.

Visual Amenity

The Supplementary Planning Document for House Extensions states that 'the design of a two storey 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 2/3 the width of the original dwelling'. In this instance the proposed extension projects 3.5m from the side elevation therefore complies with the guidance set out in the supplementary planning document.

The document also states that a two storey side extensions should have a set back from the front elevation by at least 500mm, to allow for a vertical break in the roof plane, a lowering of the ridge line and to reduce the terracing effect. The set back also lessens the unsightly bonding of old and new materials; the proposal allows for a set back of 500mm, and is therefore is compliant with the policy. The extension has been designed with a porch to the front which is not out of keeping with the property.

In terms of the rear extension, it is designed with a pitched roof and is considered acceptable. The extensions are to be constructed from materials which match the original dwelling and it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making.

Highway safety

The proposal does not result in the loss of off street parking or the requirement for additional provision and as such is considered acceptable in terms of its impact on highway safety.

Recommendation

Approve with conditions