

2021/0365

Mr and Mrs Stewart Patrick

Erection of front porch with associated steps, first floor extensions side at front and rear, two storey and single storey rear extensions with first floor veranda, changes to external facing and roofing materials on dwelling and garage, replacement windows and new oil tank/boiler and bin storage area

Hailwood House, Park Avenue, Wortley, Sheffield, S35 7DR

Site Description

The application relates to large detached dwelling located on the edge of Wortley. The property is of a buff brick construction with a concrete tiled gable pitched roof. To the front is a detached garage, and to the rear is a moderately sized garden.

The surrounding area is solely residential, with Park Avenue characterised by a mixture of individually designed properties. To the North of the site is the Grade II* Listed Wortley Hall and gardens.



Proposed Development

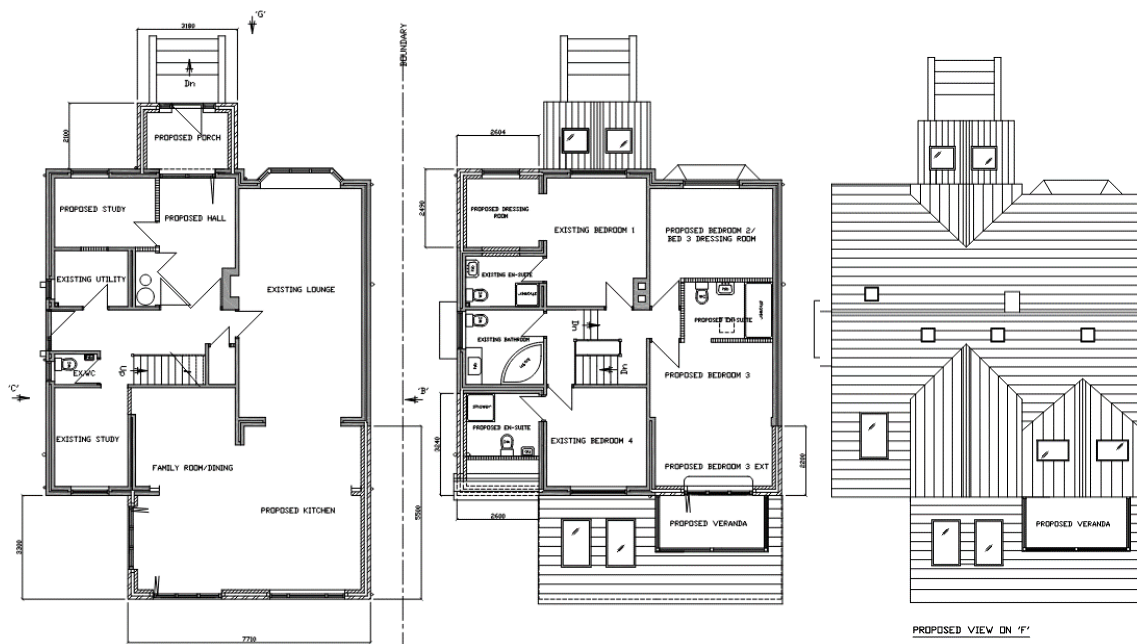
The applicant is seeking permission for various alterations and extensions to the dwelling. The proposal includes:

- Front porch and associated steps, measuring 2.1m by 3.4m with a gabled roof which has eaves and ridge of 2.9m and 4m respectively.
- First floor front extension with a forward projection of 2.5m, sideways projection of 2.6m and a gabled roof with eaves and ridge of 5.5m and 7.5m respectively

- First floor rear extension, with a rearward projection of 3.2m, sideways projection of 2.6m and a gabled roof with eaves and ridge of 4.5m and 7.5m respectively.
- A two-storey rear extension, with a rearward projection of 2.2m, sideways projection of 4m and a gabled roof with eaves and ridge of 4.95m and 6.2m respectively.
- A single storey rear extension, which has a rearward projection of 3.45m and projects along the rear elevation by 7.75m, joining to the two-storey rear extension. The extension will have a lean-to roof, with eaves and ridge of 2.5m and 4m respectively
- A new balcony/veranda contained within the roof of the single storey rear extension; which have a projection of 2.8m and a width of 3.6m and be at a height of 3m from ground level.
- The addition of an oil tank and boiler to the detached garage at the front of the property.
- Changes to the windows, fascia's, guttering and boards.

N.B.: On 10/06/21, the veranda was reduced to 1.8m and on 08/07/21, the oil tank was repositioned to reduce its impact on the nearby protected tree.





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 GD1 – General Development – states that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

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 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 two storey side extensions should have a pitched roof following the form of the existing roof. To prevent a terracing effect and avoid detrimental changes to the character of the street scene, it is desirable to provide a setback of 500mm from the main front wall of the dwelling. The sideways projection should not exceed more than two thirds the width of the original dwelling.

SPD – House Extensions and Other Domestic Alterations states that two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook. Extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected.

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.

SPD - House Extensions and Other Domestic Alterations states that extensions to the front elevation need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene. Modest single storey front extensions which are in keeping with the style of the existing house may be allowed.

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.

Consultations

Conservation Officer – No objections

Forestry Officer – No objections, subject to conditions

PROW – No comments received – informative to be added

Parish Council – No comments received

Representations

None

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 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

The two-storey extensions will not increase the footprint of the dwelling significantly

The rear two-storey extension may result in some increase in overshadowing, this would occur towards the end of the day rather than at peak times. Furthermore, the adjacent property at Lane End has a recent permission for a rear extension that would sit flush with its rear elevation when finished, reducing the impact of the two-storey rear extension in terms of overbearing.

The first-floor extensions on the western elevation are set in 2.5m from the side boundary and would only cause overshadowing onto a blank gable wall and rear access rather than habitable room windows and rear amenity space.

The impact of the front porch is considered minimal as it is located well away from neighbouring dwellings.

The main issue to consider from the rear extension is that of overlooking from the proposed balcony. No objections or comments have been received from neighbouring dwellings. The reduced projection of 1.8m allows for a table and chair to be use but does not allow for larger group to gather. Furthermore, some screening is present along the boundary with the neighbouring property in the form of a large tree specimen and wooden outbuilding.



The property to the West benefits from a large rear garden – approx. double that of the application property – and it is considered that the majority of this space will not be detrimentally affected by the balcony. Its impact would not be significantly worse than if the rear extension had a larger window and Juliette balcony.

The single storey rear extension is not of an excessive size or scale and has a sloping roof pitch which mitigates any overbearing or overshadowing impact to the adjacent property. As such, on balance, the proposal is considered acceptable.

Visual Amenity

The application site is set approx. 22m back from the highway and is screened from public vantage points by a row of mature trees at the site frontage.

The proposed extensions and alterations are fairly restrained and reflective of the design of the host dwelling and include some remodelling of the roof to draw a single ridge over the whole building (currently there is a lower level side ridge). The alterations to the front elevation will be a more simplified and harmonious elevation. To the rear the building will extend out marginally, and include a new rear facing gable and inset (into the GF rear roof) Juliet balcony. These are not visible from public vantage points and their visual impact is considered minimal.

The front porch is a relatively modest addition with little visual impact on the property or wider street scene. The oil tank will sit flush with the existing garage and will be screened by a timber fence, limiting its impact.

The extensions have been designed to harmonise with the original dwelling in terms of materials, detailing and design. The roof pitch follows that of the host property and does not dominate it or the wider street scene. The minor changes to the windows, fascias and boarding are acceptable and do not detract from the overall appearance of the dwelling. Matching brickwork and roof materials are proposed which ensures the harmonious integration of the extensions.

The proposals are therefore considered acceptable in terms of visual amenity and in compliance with Local Plan Policy D1 and SPD – House Extensions.

Impact on Trees

The proposed new oil tank is located close to a protected tree and has the potential to impact its rooting area. The amended proposal – rotating the tank through 90° – have reduced the potential impacts on the trees significantly. However, it is not clear from the plans what the base for the tank will be, but provided it is built above existing ground level then it should not be of detriment to the tree. As such, details of the tank base along with the details of the drainage of water from the new base to the tree along with its protection during the works will need to be provided as part of what should be an arboricultural method statement, to be submitted and approved prior to commencement.

Other Considerations

The site is located close to the Historic Park and Gardens associated with Wortley Hall and the Wortley Conservation Area. The property is a later 20th century dwelling of little group value to either the adjacent conservation area or the adjacent park and garden. All five modern properties along the south side of The Flats are excluded from both the conservation area and the registered parkland; most likely because they are of little historic or architectural merit (to the heritage assets) and overall represent a neutral development in the setting of both assets. The proposal itself is modest (relative to the existing dwelling), and in terms of the impact on the parkland and conservation area is considered negligible.

Recommendation

Approve – subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the amended plans (Drawing No's. PP1A and PGP2C) and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The external brickwork and roof materials shall match those used in the existing building. The window frames, fascia boards and barge boards shall be in Grey RAL7005 colour.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

4. No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

- Tree protective barrier details
- Tree protection plan
- Arboricultural Method Statement

Once approved all works should be undertaken in accordance with the approved plans.

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.

Reason: In the interests of the amenities of the locality and in accordance with Local Plan Policy D1 'High Quality Design and Place Making'.

Informative(s)

1. Public rights of way run alongside the proposed development site. Safe public access on the rights of way should remain available at all times, with no obstruction of or encroachment onto the width of the paths, and no building debris, storage of materials or parked vehicles limiting access at any time. Appropriate measures should be taken to protect the public, including fencing if necessary. If safe public access is not possible at any time, a temporary closure should be arranged, providing at least 4 weeks' notice and details of how public access will be managed throughout. If there is any doubt about these requirements, clarification should be sought from the Council. For further information contact publicrightsofway@barnsley.gov.uk.