

2021/1365

Mr Greg Bratley

Erection of two storey and single storey rear extensions to dwelling

15A The Avenue, Pilley, Barnsley, S75 3AQ

Site Description

The application relates to a 2 storey, brick built, semi-detached property located within a predominantly residential area. The dwelling forms part of a development of 11 properties that was approved under planning application 2012/1109. To the front of the dwelling is a small buffer garden and parking is provided adjacent to the Southern elevation, accessed directly off the turning head. There is an enclosed rear garden to the East of the property.

There is an attached dwelling to the North which is set further forward than the application property and a pair of semi-detached dwellings sit beyond the turning head to the South. There are further dwellings and a post office to the West of the site opposite the Avenue. The rear gardens of the properties fronting Rockley View are beyond the rear boundary of the application property.



Site History

2021/1109 - Demolition of existing garages and erection of 11 no. dwellings with an extension to the existing access road and retention of the existing pedestrian through route – approved subject to conditions.

2021/1095 – Erection of a 2-storey rear extension – Refused for the following reasons;

In the opinion of the Local Planning Authority, the proposed extension would be materially detrimental to the amenities of the occupants of the adjoining dwellings by reason of its overbearing and overshadowing impact contrary to Local Plan Policy GD1 and SPD 'House Extensions and Other Domestic Alterations'. Furthermore, given the proximity of the proposed habitable room windows to neighbouring private amenity spaces there would be an unreasonable increase in overlooking and loss of privacy.

In the opinion of the Local Planning Authority the proposed extension would be contrary to Local Plan Policy D1 and SPD 'House Extensions and Other Domestic Alterations' in that its size, position and fenestration would be architecturally inconsistent with the character of the host property and the development pattern of the area, to the detriment of visual amenity.

The proposed development fails to provide sufficient and suitable car parking provision within the site, as recommended SPD 'Parking'. Consequently, the proposal would be likely to result

in on-street car parking adjacent to the turning head serving The Avenue to the detriment of the safe and free flow of traffic on the highway and contrary to Local Plan Policy T4.

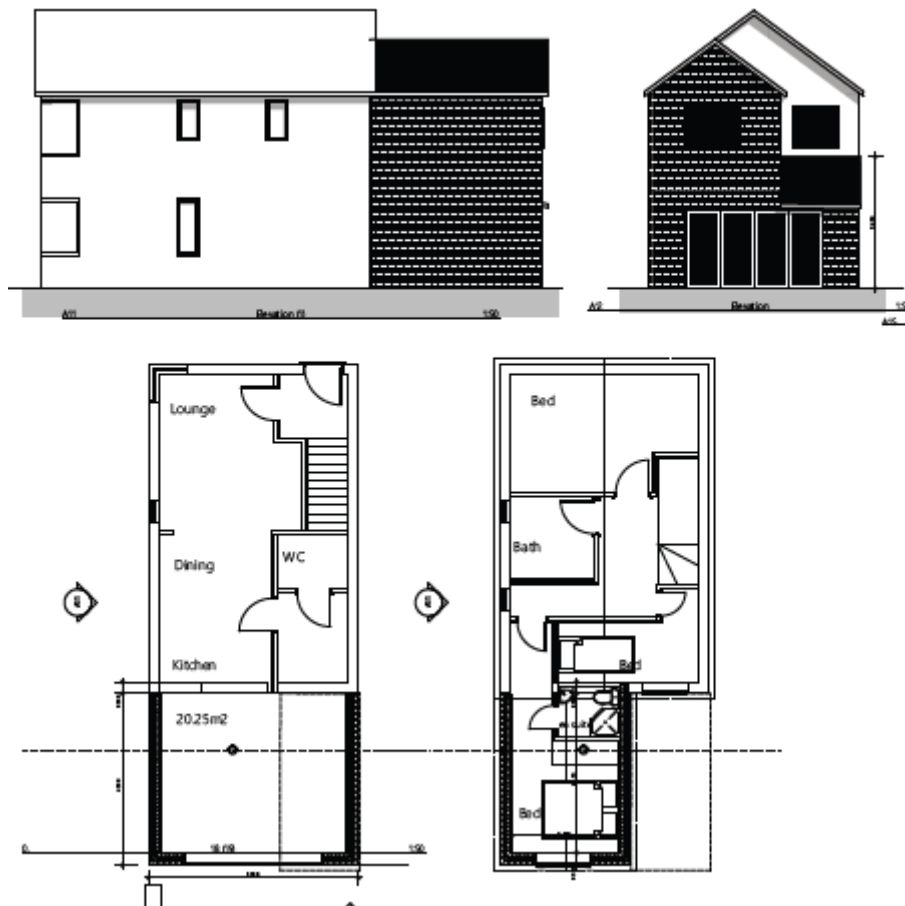


Proposed Development

Following on from the previous refusal outlined above, the applicants have now amended the scheme to reduce the width of the first-floor element in order to create a greater separation to the shared boundary to the North. As such, the scheme is now for a part single storey and part 2 storey extension. The proposed ground floor element would still occupy the full width of the dwelling and both elements would project 4.5m from the original rear elevation. Unlike the previous proposal the roof ridge of the 2-storey element would be lower than the ridge of the host property.

The extension would accommodate extended living space on the ground floor and an en-suite bedroom at first floor.

The applicant also proposes to extend the existing driveway into the site to create parking for 2no vehicles.



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 and 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 requires 1no. parking space for upto 2-bedroom properties and 2 spaces for 3 or more bedrooms.

Consultations

Tankersley Parish Council – No objections

Representations

Notification letters were sent to surrounding properties. One letter of objection has been received. The main points of concern are;

- Overshadowing/loss of light

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.

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.

Given an application has previously been refused on the site, the current scheme would need to address and overcome those previous reasons for refusal, whether this has been achieved will be discussed under the headings below;

Residential Amenity

The application property is already set further back on its plot compared to number 15 The Avenue by approximately 3.5m. The proposed extension would project 4.5m which would result in a total projection beyond the neighbouring rear elevation by circa 8m. It should also be noted that the proposed extension would be orientated to the South of the neighbouring property.

Since the refusal, the 2-storey element has been reduced and set in from the shared boundary by approximately 2m and a single storey element introduced. Although there would be some reduction in overbearing and overshadowing impact as a result of the reduction, the combination of the single storey and two storey element, as well as the orientation and existing position of

the dwelling compared to the neighbouring property, would not fully address the previous concerns and would reduce residential amenity to an unreasonable degree, as a result of cumulative overbearing and overshadowing.

The distance between the existing rear elevation and the rear boundary, which separates the application property from the neighbouring private amenity space, is circa 12.5m. By erecting an extension with a projection of 4.5m this distance would be reduced to 8m which is short of the 10m required, which also formed part of reason for refusal 1 previously and has not been addressed through the amendments. Although views from the ground floor windows would be obscured by boundary treatments, the first-floor habitable room would have uninterrupted views to the neighbouring private amenity space over the boundary treatment, contrary to Local Plan Policy GD1 and SPD 'House Extensions and Other Domestic Alterations'

In terms of residential amenity for the occupants of the application property, the amended original single bedroom would fall short of the internal spacing requirements set out in the South Yorkshire Residential design guide. Also, the window serving that room would be overshadowed by the two-storey element given the projection and orientation, to the detriment of residential amenity and contrary to Local Plan Policy GD1. Furthermore, the proposed double bedroom within the first-floor extension would fall short of the requirements set out in the South Yorkshire Residential Design Guide.

Visual Amenity

The proposed extension would be to the rear of the property and not within a highly prominent location. The previous proposal was partially refused on visual amenity grounds given that the extension would have the same eaves and ridge height as the host, plus the proposed fenestration did not reflect the original building. However, the current proposal, although still the same projection as the previous refusal, now has a single storey element and the two-storey element has a lower ridge height. The fenestration has also been amended to be more in keeping with the host. As such, the extension would be more subordinate and reason for refusal 2 has been sufficiently addressed.

Highways

The dwelling is currently a 2-bedroom property and has 1no. dedicated parking space, in accordance with SPD 'Parking'. The extension would result in an additional bedroom which would require an additional parking space.

The layout plan shows an extension in length to the existing drive which would result in the existing shed being removed and the driveway projecting into the garden area. The plan submitted is very basic and does not show the required 10m depth to be adequate to accommodate 2no. vehicles, however, it is acknowledged with small alterations to the plans, previous reason for refusal 3 could be adequately addressed.

Recommendation refuse