

**2021/1239**

*Mr John Hartshorne*

*Erection of two storey side extension and construction of boundary retaining wall on Rochester Road frontage*

*23 Rochester Road, Monk Bretton, Barnsley, S71 2NJ*

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## **Site Description**

The application relates to a 2 storey, semi detached dwelling on a corner plot. Although the address of the property is Rochester Road, it fronts Wellington Close. The site slopes down from North East to South West resulting in the attached neighbouring property being on a lower level and Rochester Road being on a higher level. To the front of the property is a garden area which wraps around the side of the dwelling. To the rear is an irregular shaped enclosed garden. Vehicular access is taken from Rochester Road and there is currently an area of hardstanding which is on a higher level than the property and immediately adjacent to that is a driveway which slopes down to a detached, single garage.

There is an attached neighbouring dwelling to the South of the application site, and the rear garden areas of properties fronting both Rochester Road and Wellington Close to the North West. There are further dwellings opposite the site fronting both adjacent highways. Adjacent to the applicant's garage is an electrical substation.



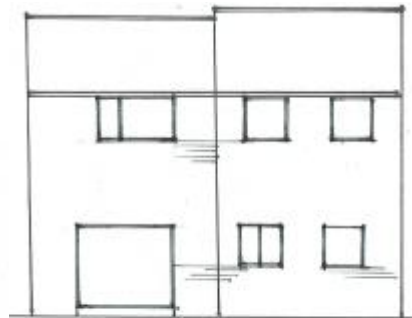
## **Proposed Development**

The applicant seeks permission for a 2-storey side extension. The extension would incorporate a set back from the front elevation and have a ridge lower than the host, the rear elevation would be level with the existing. It would project 5m from the original side elevation and accommodate an open plan living kitchen on the ground floor and 2no. double bedrooms on the first floor.

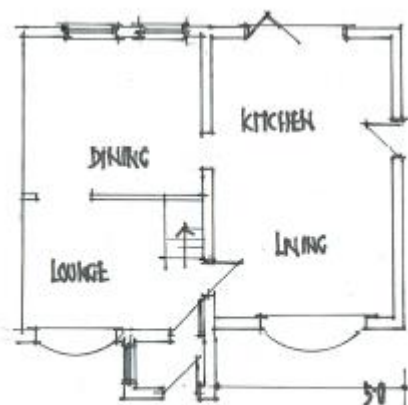
The scheme also incorporates a new parking area to the front of the dwelling and a training wall adjacent to Rochester Road.



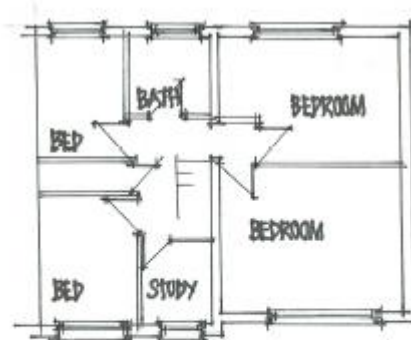
PROPOSED FRONT



PROPOSED REAR



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

## 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

### 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.

In terms of 2 storey side extensions, the SPD states '*the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling. Where located on a corner plot the sideways projection should not exceed more than half the width of the gap between the side elevation of the original dwellings and the side boundary (unless the gap exceeded more than two thirds the width of the original dwelling)*'.

### **Representations**

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

- Application form misleading
- Loss of parking space/spaces leading to on street parking

### **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.

#### Residential Amenity

The proposed extension would be situated between the existing side elevation and Rochester Road, it would also be on a lower level than Rochester Road. It would be set away from the adjoining neighbouring property and would not project beyond the existing front of rear elevations. It would also be separated from the majority of the neighbouring properties by the neighbouring highways.

There are properties and their associated private amenity spaces beyond the rear boundary of the site which the extension would partially face, however, there would be a separation distance over 10m, in accordance with the SPD.

Given the comments above, the proposed extension would not significantly increase overshadowing or be a significantly overbearing feature. Furthermore, as the required separation distances are met from the proposed habitable room windows, privacy levels would be maintained.

### Visual Amenity

The dwelling is within a prominent corner plot with views from both adjacent highways. The proposed extension would also project towards Rochester Road. It is noted that the extension would be built on a lower level than Rochester Road which would partially reduce its prominence within the street scene, but, the extension would still be highly visible from a number of vantage points. The extension would have a small set back from the original front elevation of the dwelling and would have a ridge parallel to, but lower than, the existing ridge of the host property, in accordance with the SPD.

However, the SPD states '*the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling*'. The proposed extension is more than double the width of the existing front elevation, as such, is contrary to the requirements of the SPD.

Furthermore, the SPD goes on to state '*Where located on a corner plot the sideways projection should not exceed more than half the width of the gap between the side elevation of the original dwellings and the side boundary*'. Again, the proposed extension is contrary to that requirement.

The width of the extension results in an addition which is not subordinate to the host property and unbalances the front elevation as such it would not be of a scale and design which harmonises with the existing building, again contrary to the SPD and Local Plan policy D1. Furthermore, the rear corner of the extension would immediately adjoin the side elevation of the existing detached garage which would result in an awkward arrangement.

In term of the design and appearance of the extension, it takes very few design cues from the host dwelling. The front elevation of the host property is very distinctive in terms of the material palette in that the materials at ground and first floor differ, however, this has not been carried over into the extension. The extension has large areas of blank brick work evident and is very plain, especially on the side elevation which would be highly visible.

In addition, the proposed openings and fenestration in the extension do not reflect the dimensions within the host property. The proposed windows, especially on the front elevation are wider and do not harmonise with the existing, to the detriment of visual amenity and contrary to Local Plan Policy D1.

The applicant has also proposed a retaining wall within close proximity to the back edge of the footpath serving Rochester Road which also affects the existing parking arrangement. However, very little detail has been provided regarding the retaining wall such as height, materials, adequate cross sections etc. as such it is difficult to provide comment at this stage. Some details were submitted upon request but these are very simplistic and do not give a satisfactory overview of what would actually be built. The applicant also states the retaining wall would be set in 1m from the back edge of the footpath but there is no details of how the remaining strip of land would be used, finished or landscaped. It also appears that the retaining wall would dissect the existing driveway to the front of the garage.

### Highways

The application form states the existing parking provision would remain; however, the plans show that due to the position of the retaining wall the existing raised section of hardstanding would be removed and the driveway to the front of the garage would be dissected by the wall, leaving an area too short to count as a drive.

When questioned, an amended plan with parking to the front of the dwelling was submitted. Although not ideal, as it takes access from adjacent to a junction and would not allow vehicles to turn within the site, it could be carried out under permitted development rights. However, the Highways Officer did request further details of the retaining wall given its proximity to an adopted highway, however, as stated above, adequate details were not submitted.

### Conclusion

### **Recommendation Refuse**