

2021/0330

Graham Hardy

Erection of single storey side extensions to side and front of dwelling

14 Knowsley Street, Barnsley, S70 6ET

Site Description

The application relates to a two-storey detached dwelling located on large plot – measuring 0.1ha – accessed from the end of Knowsley Street, an off-shoot from Derby Street on the edge of the town centre. The property is of a red brick construction, with a small artificial stone porch and a slate tiled gabled roof. To the South West elevation is a lean-to, with a hipped roof conservatory attached to the front.

The surrounding area is predominantly residential, characterised by terraced dwellings.

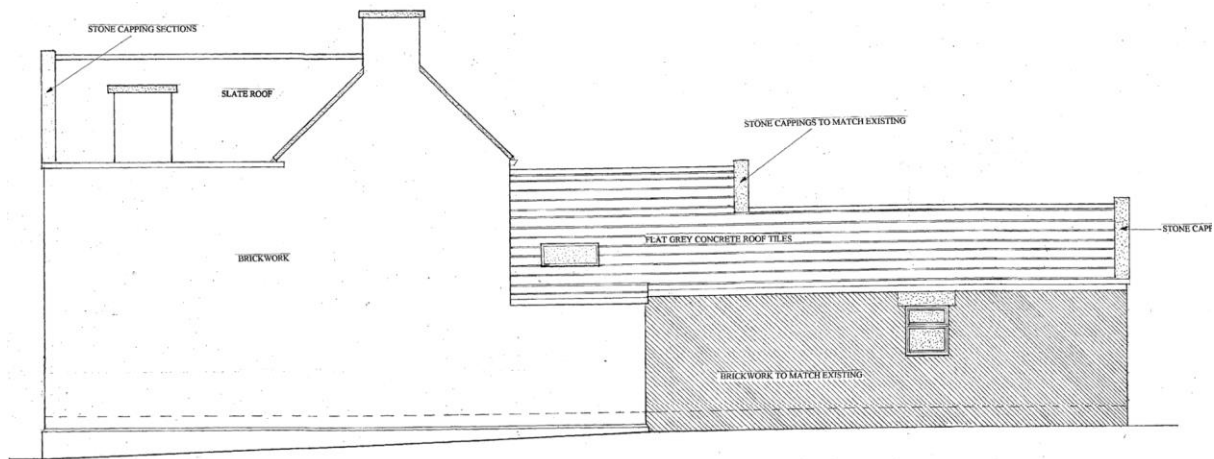
Proposed Development

The applicant is seeking permission for the erection of a single storey front and side 'L' shaped extension to the dwelling, which includes the demolition of the existing single storey lean-to and conservatory.

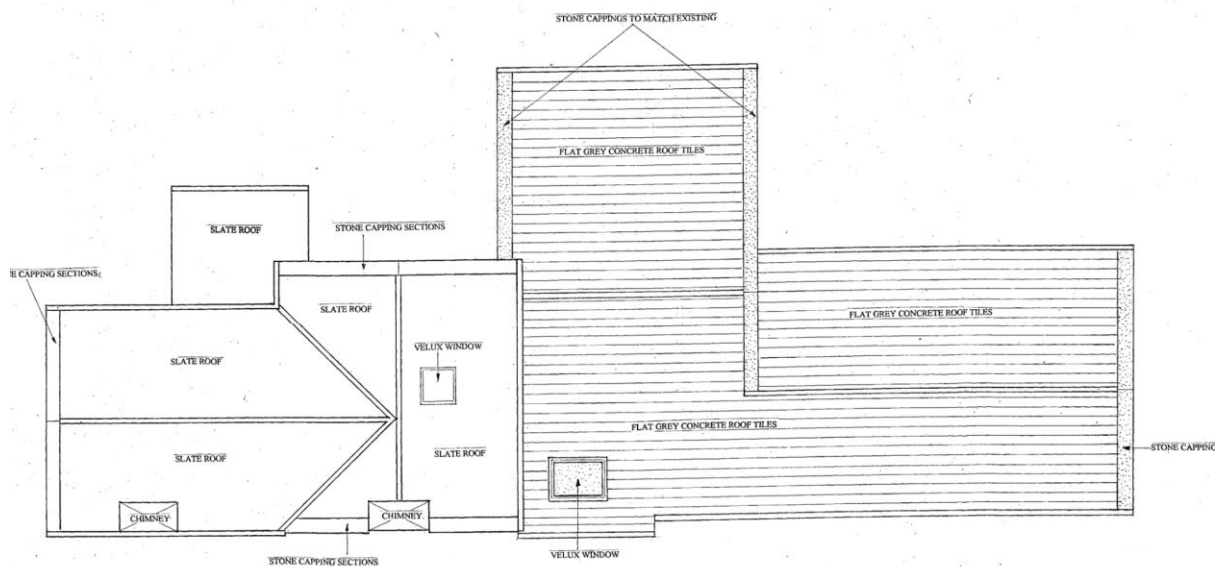
The extension will have a sideways projection of 9.5m and a rearward projection of 5.2m. The front element will have a forward projection of 3.85m. The extension will have a gable pitched roof, with eaves and ridge of 3.25m and 4.7m (side) & 5.7m (front) respectively.

Matching material are proposed.





PROPOSED REAR ELEVATION



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 in 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 states that 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 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.

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 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

Extensions to dwellings are considered based on overshadowing, loss of privacy and outlook. 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 will be located on the South West elevation of the dwelling and abuts the boundary with the rear gardens of 114 & 116 Dodworth Road. There will be some increase on overshadowing, but this will affect the very rear of the garden, which is generally a less used space and any overshadowing will not be significantly detrimental to the amenity afforded to the neighbouring dwellings. There are no other properties located close to the site that are likely to be affected

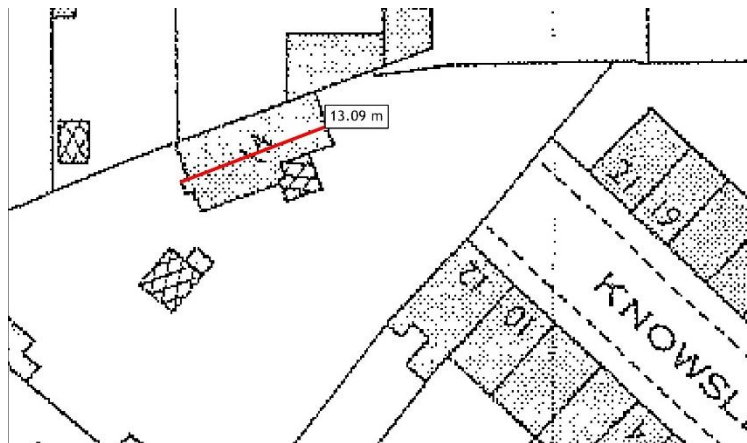
The front element of the extension projects away from the boundary with neighbouring dwellings and so its impact will not be particularly harmful.

Visual Amenity

The sideways projection of a side extension should not exceed more than two thirds the width of the original dwelling. To prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling. This allows for a vertical break in the roof plane and a lowering of the ridge line.

The proposal does not include a setback of from the front elevation however, as the extension is single storey and is not adjacent to any neighbouring dwellings, one would not be required in this instance as no terracing effect could occur. The main issue to consider it's the front/side extensions impact on the dwelling overall, due to its size.

From historical mapping, the original width of the dwelling is approx. 13m, with the front conservatory added at a later date.



As such, although the side extension has a large sideways projection, it only slightly exceeds the 2/3 limit set out in SPD guidance. The main consideration is its visual impact on the existing dwelling, particularly if the extension would dominate the host property to the extent where it would cease to be the main feature.

The existing property is a substantial two-storey structure, larger than most of the surrounding properties, and its orientation presents the front and side elevations as the focal point of the site, with the South West elevation not visible from Knowsley Street or from the rear access to the terraced properties that face on Shaw Lane.



This adds an element of screening to the extension and although the sideways projection is more than 2/3 the width of the dwelling, it is set well back from public vantage points and screened by the existing dwelling and boundary treatments to the South-East and South-West. The main dwelling is a focal point, terminating the view down the street, but is not highly prominent – being set back from the end of Knowsley St by 15m.

The most visible part will be the roof of the front extension, as its ridge is as high as the eaves on the host dwelling, but this will not detract from or dominate the main property. From public vantage points, the existing property will remain the most visible and prominent feature, with the extension well screened by exiting boundary treatments and soft landscaping. As the extension will be single storey and is situated in a withdrawn position relative to the boundaries with publicly accessible areas – 25m to the South-East boundary, 12m to the South-West boundary – its impact on the visual character of both the host property and wider street scene is not considered to be significantly harmful, despite not fully complying with SPD guidance

The property is set back far enough from the highway; the extension is single storey, well screened and is materially harmonious with the existing dwelling for it to be unlikely to become the dominant feature.

The proposed extensions are designed to harmonise with the original dwelling in terms of materials, detailing, design and roof style and pitch and so, on balance, are acceptable.

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 approved plans (Plans and Elevations received 24/02/21) 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 materials shall match those used in the existing building.
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. Prior to commencement, fencing for the protection of the trees and/or hedges that abut the rear boundary, shall be erected before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

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 dwelling or the erection of garages or other outbuildings 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.
Reason: In the interests of the amenities of the locality and in accordance with Local Plan Policy D1 'High Quality Design and Place Making'.