
2023/0621

Mr Castley

Upward extension to convert property into chalet bungalow with increased roof height and size, new first floor windows to front and rear, single storey extensions to front, side and rear including new integral garage and front of dwelling parking area.

34 Osprey Avenue, Birdwell, Barnsley, S70 5SH

Site Location & Description

Osprey Avenue is a quiet, residential road within Worsbrough, and is characterised by a mix of single and one and half storey detached properties. There is a mix of housing styles and designs with no uniform character; there have been several applications within the vicinity of the site for the installation of front dormer windows and front gable extensions.

The application relates to a single-storey, detached brick and artificial stone-clad dwelling located on the southern side of Osprey Avenue. The dwelling is designed with a hipped roof, with a pitched roof and flat roof front gable and porch extension and an attached flat roof garage to the western elevation. The property benefits from a single storey rear extension to the southern elevation. The property sits in a large plot, which slopes south-west to north-east resulting in a stepped street-scene. The garden backs onto Hay Green Plantation an area of protected woodland to the south, some of these trees overhang the rear boundary.

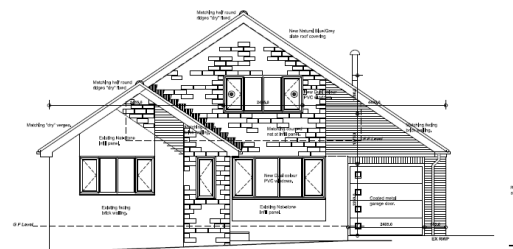
Site History

B/85/0940/WB – Erection of extension to bungalow – Approved.

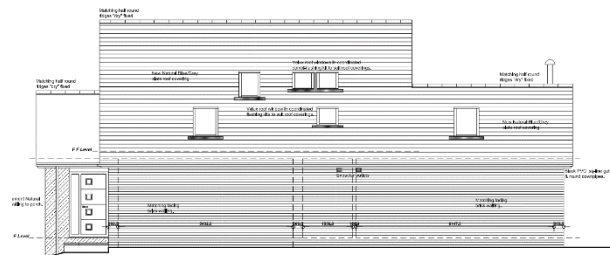
Proposed Development

The applicant seeks permission for an upward extension to convert property into chalet bungalow with increased roof height and size, new first floor windows to front and rear, single storey extensions to front, side and rear including new integral garage and front of dwelling parking area.

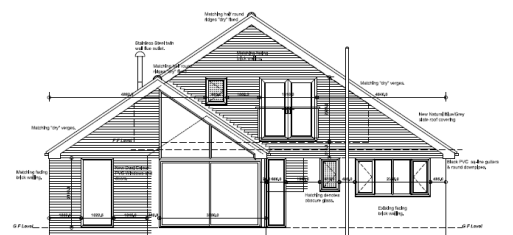
The alterations include the erection of an extension to the front and rear elevations of the existing garage, an extension to the north-eastern side elevation of the existing rear extension and alterations to the existing front gable projection to incorporate the flat roof of the existing porch. Works to the roof incorporate a change from a hipped roof to a gable fronted, chalet style dwelling which also incorporates the inclusion of a pitched roof above the existing attached garage. The roof alterations result in an increase in ridge height, of approximately 1.2m to utilise the roof space for living accommodation.



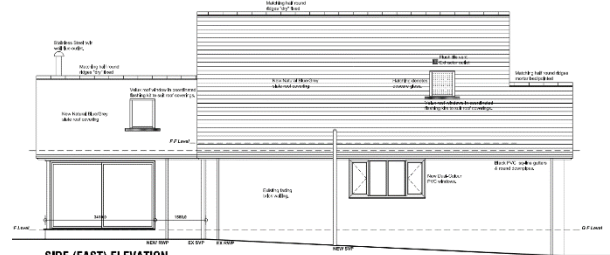
FRONT (NORTH) ELEVATION



SIDE (WEST) ELEVATION



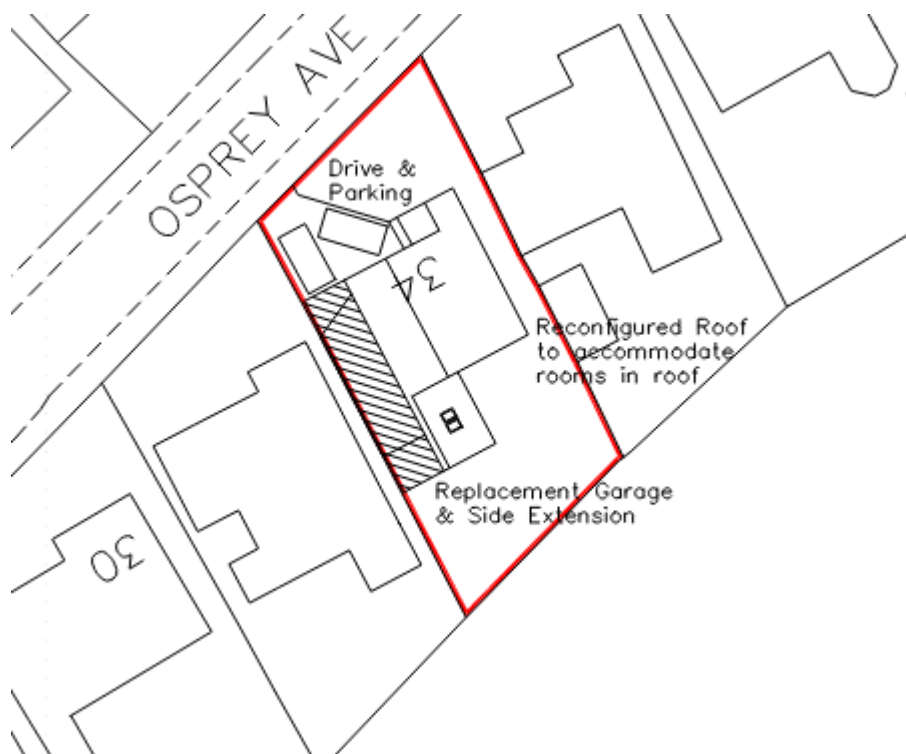
REAR (SOUTH) ELEVATION



SIDE (EAST) ELEVATION



PROPOSED STREETScape (NORTH) ELEVATION



Policy Context

Planning decisions 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 Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy SD1 Presumption in favour of Sustainable Development

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

Highways DC – no objections subject to conditions

Forestry Officer – no objections

Representations

Neighbour notification letters were sent to surrounding properties; no representations have been received.

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.

Visual Amenity

It is proposed to increase the ridge height by approximately 1.2m and change the style from a hipped roof to a chalet style gabled roof, as mentioned previously, there is no uniform house style within Osprey Avenue, whilst the properties are all single storey, they have differing ridge heights and utilise room in the roof space with the inclusion of dormer windows. Therefore, whilst it is proposed to increase the ridge height of the dwelling, it would not be out of character with the area, in addition the pitch of the proposed roof is not dissimilar to those of the neighbouring dwellings, further harmonising the dwelling into its surroundings. The proposed roof alterations also incorporate the flat roof of the existing attached garage, which is currently at odds with the hipped roof dwelling.

The current dwelling is constructed from a mix of materials which includes red/brown brick, buff brick, and artificial stone cladding. The use of the materials within the front elevation, is somewhat distinctive with a mix of several materials and colours. However following several design iterations it was considered that the use of materials put forward within the amended plans was the most harmonious possible whilst utilising the same as existing.

It is therefore considered that the proposed extensions and alterations are acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making.

Residential Amenity

The dwelling is located on the southern side of Castle Drive and is designed with a similar footprint, and on a similar building line to the neighbouring dwellings therefore the increase in ridge height would not result in a significant increase in overshadowing or reduce levels of outlook of the neighbouring properties to a detrimental level.

The garage is to be demolished and rebuilt, however, only slightly increasing the rearwards projection, given that the neighbouring dwelling is set back from the application property and also benefits from a rearwards extension, it is not considered that the proposed increase in projection would lead to an increase in overshadowing or loss of outlook.

The increase in height would result in the inclusion of the habitable room windows within both the front and rear elevations, however the alterations would not result in these windows projecting closer to the respective boundaries, with a minimum of 21m being retained to the habitable room windows in the opposing property and given that there are no properties located to the rear would not increase levels of overlooking.

The extension to the north-eastern side elevation would project closer to the side boundary with 36 Osprey Avenue, and the inclusion of sliding doors on this elevation could result in some increase in overlooking. However, the extension is located a sufficient distance from the boundary with the existing boundary treatment providing adequate levels of screening.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook of neighbouring properties to a detrimental level and is in compliance with Local Plan Policy GD1

Highway safety

The development will increase the number of bedrooms from three to four bedrooms, which would not result in the requirement for additional parking provision. It is noted that the proposed garage falls minimally short in the dimensions to be considered a parking space, however it is still of a substantial size to accommodate a vehicle. Nevertheless, parking provision is also provided to the front of the property and the dwelling is located on a quiet residential street with no on-street parking restrictions and as such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4.

Conclusion

Based on the assessment above it is considered that on balance the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions