

2024/0310

Mr J Deakin

Demolish existing conservatory and garage. Erect of two storey side extension and single storey rear extension

77 St Helens Avenue Smithies Barnsley, S71 2AX

Site Location & Description

The red brick and render, semi-detached dwelling is located in a purely residential area of similar styled properties. The dwelling is situated adjacent to new build dwellings which are situated at 90 degrees to the application property. The dwelling occupies an extensive plot with an enclosed surfaced front parking area, with a driveway leading to a detached garage and private garden beyond.

Proposed Development

The applicant seeks permission for the erection of a two-storey side and rear extension and single storey rear extension.

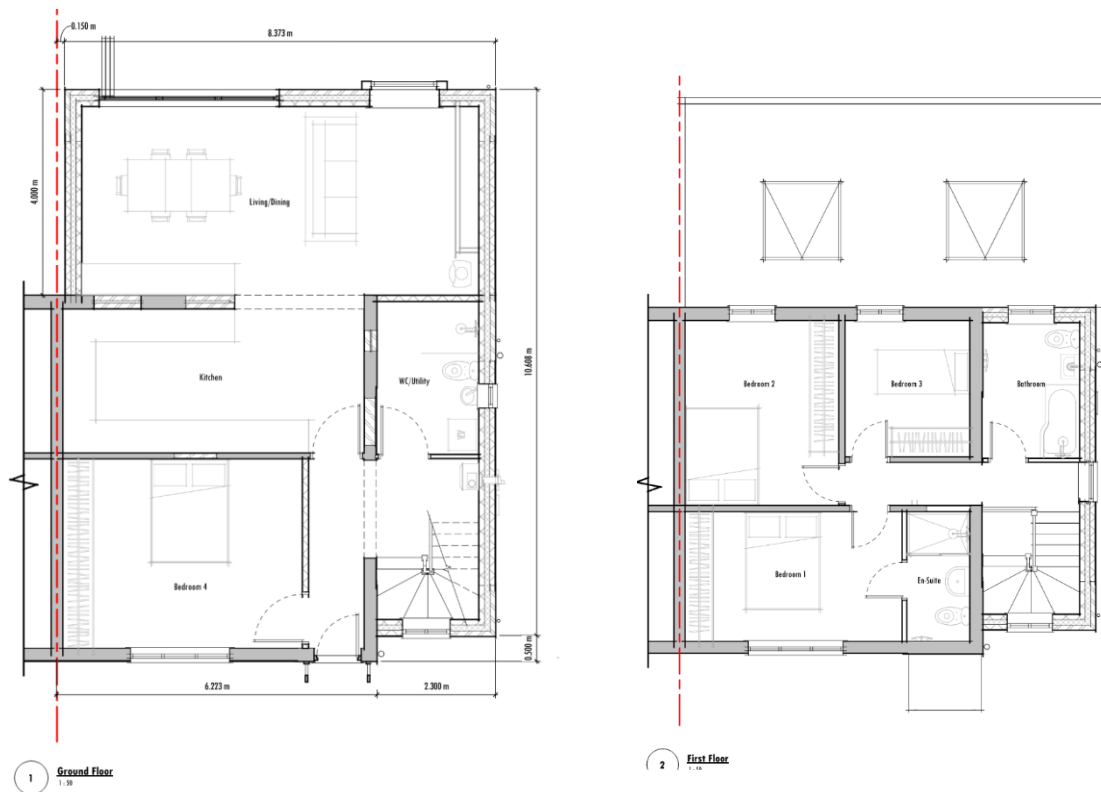
The two-storey extension to project a maximum of 2.3m from the side elevation of the dwelling, extending the full depth of the property. The single-storey element is to project 4m from the rear elevation of the original dwelling, extending along its full width and the proposed two storey side extension. The single storey extension is to have a height of 2.9m to the height of the flat roof.



5 Front Elevation
1:50



6 Rear Elevation
1:50



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

None

Representations

Neighbour notification letters were sent to surrounding properties; two letters of objection have been received, one which provides no address, in relation to:

- Impact of single storey extension on neighbouring dwelling
- Level of light in kitchen
- Overshadowing of garden
- Overbearing – looking at a brick wall
- Roof drainage inadequate run off onto neighbouring property
- Inadequate parking due to loss of garage result in on-street parking
- Out of keeping with the character of the existing dwellings
- Standard of work
- Internal works have had an impact on the adjoining property
- Side elevation too close to neighbouring property and garden

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.

Residential Amenity

The proposed two storey extension is to be located on the south-eastern side elevation facing the rear elevation of the properties which front onto St Helens Place, the new build properties located at 90 degrees to the application property.

The two-storey side extension is to be located within the building line of the original dwelling and to the north of the properties on St Helens Place and therefore it is considered that the two-storey side element of the extension would not increase levels of overshadowing of these properties.

It is acknowledged that the side elevation of the dwelling as extended would project closer to the rear elevation of these properties. However, the extension has been designed to meet the minimum separation distances between habitable room windows and blank gable walls. Section 6.6 of Supplementary Planning Document House Extensions and Other Domestic Alterations states that 12m should be maintained between blank gable and habitable room windows; this distance has been met. As such it is not considered that the proposed side extension would reduce outlook from these properties to an unreasonable level given the land levels between St Helens Avenue and St Helens Place are uniform. In addition, the side extension is set in from the boundary and separated from the properties by an access track.

It is proposed to include a window on the side elevation of the two-storey extension; however this is to serve a stair landing area, which is not classed as a habitable room and therefore would not increase levels of overlooking of the properties to the south.

The single storey rear extension is to extend along the full width of the original dwelling and the proposed side extension. Given the height of the proposed single storey element, its location in relation to the boundary, and that there are no windows proposed on the side elevation of this element, it is not considered that it would lead to an increase in overshadowing, overlooking, or loss of outlook of the properties on St Helens Place.

Comments have been received from the adjoining property regarding overshadowing and loss of light. The applicant seeks permission for the erection of a single storey extension projecting 4m, with a height of 2.9m. The extension is to be located to the south of the adjoining property which would inevitably result in overshadowing of the rear elevation and garden area due to the extensions orientation in relation to the path of the sun. The neighbouring dwelling benefits from 3no windows along the rear elevation which serve the kitchen; a kitchen is classed as a habitable room and therefore is afforded some level of protection.

For the purposes of daylight and to avoid an overbearing relationship with neighbouring properties, particularly adjoining ones, a 45-degree rule is applied to assess the impact a rear extension would have. A 45-degree quadrant is taken from the mid-point of the potentially affected window; if the extension falls within this area, then it is considered that the proposal would have an overbearing impact on the neighbouring dwelling.

In this instance, the neighbouring dwelling benefits from 3no windows along the rear elevation, with the window closest to the boundary being significantly smaller than a standard window; it is not clear how the neighbouring dwelling is laid out internally. A site visit suggests that the central window is the main window, with the smaller window closer to the boundary acting as a secondary window, which is partly concealed by shrubbery. For the purposes of the 45-degree rule, a mid-point has been taken between these two windows.

The extension falls within this area, however, the element of the extension which would have the greatest impact, could in fact be erected under permitted development. The General Permitted Development Order allows homeowners of semi-detached properties to extend to the rear up to 3m, with an eaves height of up to 3m and a ridge height of up to 4m. In addition to the above, a 2m boundary treatment could also be erected under permitted which is only 900mm below the height of the proposed extension. It is therefore considered that the proposed extension would not have a significant detrimental impact on the amenity of the adjoining residents by means of

loss of outlook or increase in overshadowing above what would occur from an extension erected under permitted development.

There are no windows located on the northern side elevation of the single storey facing the adjoining property, therefore not increasing levels of overlooking. The rear elevation of the dwelling is located a sufficient distance from the rear boundary, however there are no residential properties located beyond the rear boundary.

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 to a detrimental level and is in compliance with Local Plan Policy GD1

Visual Amenity

The Supplementary Planning Document for House Extensions states that 'the design of a two-storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection, i.e. more than 2/3 the width of the original dwelling'. In this instance the proposed extension projects 2.3m from the side elevation and therefore complies with the guidance set out in the supplementary planning document.

The document also states that two-storey side extensions should have a set back from the front elevation by at least 500mm, to allow for a vertical break in the roof plane, a lowering of the ridge line and to reduce the terracing effect. The set back also lessens the unsightly bonding of old and new materials; the proposal allows for a set-back of 0.5m and therefore is compliant with the policy as it does allow for a set back and the corresponding lowering of the ridge line.

The extension has been designed to harmonise with the original dwelling in terms of the construction materials which match the original dwelling and the layout and size of the windows located within it. It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making.

Highway safety

Supplementary Planning Document – Parking sets out the parking standards for dwellings; a dwelling comprising of 3 or more bedrooms requires the provision of 2no off street parking spaces. Whilst the applicant proposes to demolish the existing garage, this does not require the benefit of planning permission and could be undertaken at any time.

The proposed extension does not result in a requirement for additional parking provision given that the dwelling currently meets the requirements for a 3-bed property. It is acknowledged that the garage is to be removed and that the two-storey extension would be located on the existing driveway to the side of the property. however, there is sufficient space to the front of the dwelling to accommodate off-street parking for 2no vehicles and as such is considered acceptable in terms of its impact on highway safety

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