
2021/1529

Mr and Mrs Matthew Ekin

Part three/part two storey rear extension with attic room single storey orangery extension to side of dwelling and extended/altered replacement roof to existing detached garage to the rear

158 Summer Lane, Barnsley, S75 2AD

Site Location & Description

The applicant's property is a stone fronted semi-detached dwelling located on Summer Lane in Barnsley Town Centre. The dwelling is slightly set back from the road with a low-level stone wall on the frontage and a generously sized side garden area which acts as a large separation between the side elevation of the applicant's property and the side of the neighbouring property at no. 164. The break in numbers appears to indicate that there was previously 2 dwellings in the land to the side but ordnance survey maps and aerial photographs do not show any building on the land at any point. The side garden is bounded by a high-level wall/fence to the front and rear boundary lines with a number of fairly large trees in the curtilage to the front and side of the dwelling.

Summer Lane is one of the main arteries connecting Barnsley Hospital (to the West) and Barnsley Town Centre, eventually leading to Townend Roundabout. Summer Lane is diverse with an array of different use types, however the immediately surrounding section of Summer Lane is largely residential. The street scene is mostly comprised of terraced and semi-detached properties, similar to the applicant's. All of which feature stone or bricked frontages, however there is some visible rendered side elevations on a couple of dwellings. There is no off-street parking off Summer Lane itself but the neighbouring Bingley Street to the rear of the site provides vehicular access for some garages including the applicant's.

The dwelling has undergone several extensions and alterations including a two-storey rear extension, a single storey rear extension and a single storey side extension. The property also benefits from a garage located on the rear boundary line facing onto neighbouring Bingley Street. There is also a small flat roofed dormer on the front, however it is unclear when this was installed.





Relevant Planning History

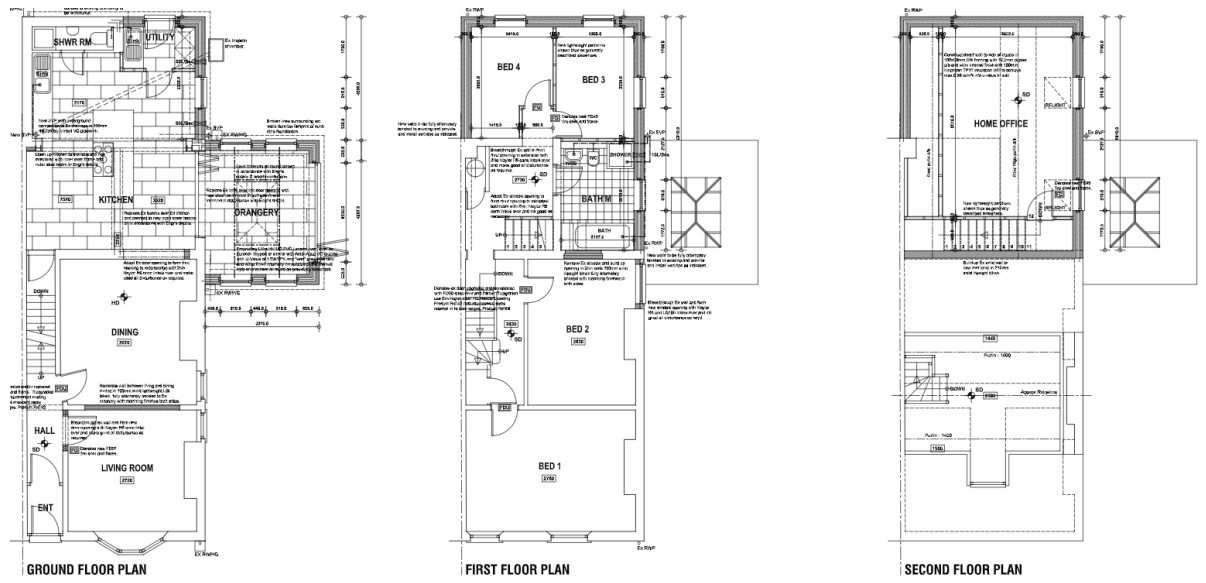
B/85/0690/BA – Removal of pitched roof and erection of flat roof to garages (Historic)

B/02/1591/BA – Erection of side and rear extensions to dwelling (Historic)

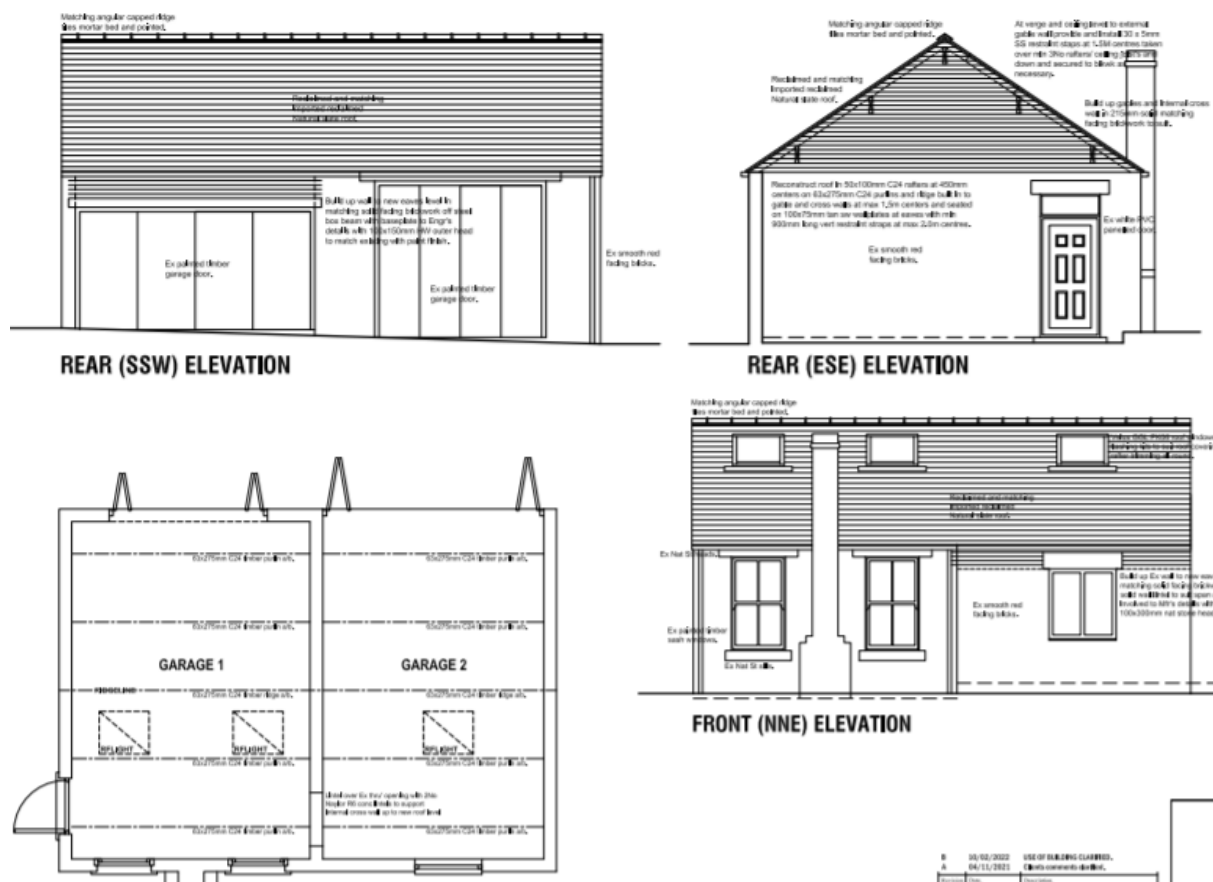
Proposed Development

The applicant is seeking approval for several pieces of development to the dwelling including the following:

Proposed Extension floor plans – as amended:



Proposed Garage alterations:



Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a

series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

NPPE

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

The new Local Plan was adopted at the full Council meeting held 3th 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 in the year 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy T4: New Development and Highway Improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - 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:

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.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

None

Representations

Neighbour notification letters were sent to neighbouring residents; no comments were received.

Assessment

Principle of development

The site falls within the urban fabric which has no specific land allocation; however, the site and immediate surrounding area is made up principally of housing. Extensions, alterations to residential properties and the erection of domestic outbuildings are considered acceptable in these areas where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

Residential Amenity

The dwelling is a semi-detached property with a generous curtilage area, notably with a larger than average side garden area. However, the site is located in Urban Barnsley and is densely populated with a number of nearby residential properties and curtilage areas which includes the attached property to the East, and numerous properties located to the rear of the site on Bingley Street. The proposed development comprises of several different elements which will each have their own potential impact on the residential amenity enjoyed by neighbouring properties. The most significant of which is the part-two, part-three storey rear extension which will be partially built off the existing single storey rear extension, as well as infilling the gap between the extension and the side extension. The extension will feature habitable room windows on the rear (ground and first floor) and side elevations on all floors, with the second floor/roof space serving a home office. Concerns were initially raised to the proposed scheme given the close proximity between the West-facing side elevation and the rear garden of the neighbouring property at no. 164, as well as this neighbouring property's side gable wall. The distance between the proposed side elevation is c.11m, which is slightly less than the minimum expected between habitable room windows and blank gable walls. However, the SPD does state an additional 2m of separation distance should be maintained for every additional storey above second floor level, as such the third-floor side-facing windows should be at least 14m from the blank gable wall of no. 164 which is not met. The agent worked with the LPA and provided an amended scheme which changed the third floor windows serving the home office and first floor windows serving the bedroom and bathroom

to obscure glazing and also confirmed that they would be non-opening. This significantly reduces the potential for overlooking into the neighbouring rear garden of no. 164 and the side elevation is also completely blank with no windows or other openings. The windows on the first floor serving bedroom 3 are not fully in compliance with the aforementioned policy as they are located at a distance of c.11m to the blank gable wall. There is no Local Policy which covers the expected distance between first floor windows and side mutual boundary lines but it is expected that a minimum of 10m be retained between rear-facing first floor habitable room windows and rear boundary lines. This is generally a good measure to distinguish whether adequate privacy is retained to neighbouring properties. Further, the development proposes There also two first-floor windows serving bedrooms 3 and 4 which are both 10m from the rear boundary line and does not directly abut another neighbouring property.

The application also seeks to introduce a new first floor window on the existing side elevation which is clear and has the same separation distances raised above – i.e., 11m from the window to the blank gable wall of the neighbouring property. It is considered that the presence of this window will be less harmful/result in less overlooking than the new windows as this faces directly onto the blank side gable of no. 164. The rear garden of no. 164 is at a slight angle when drawn from the mid-point of the proposed window and the rear garden is around 11.5m away which is greater than the recommended 10m from first floor windows to rear boundary lines. It is therefore felt that the proposed window would not result in a significant increase in overlooking to no. 164.

The proposed two/three storey extension is built off what could be an existing two-storey extension, but this is visible on the O/S map from 1948 and for this reason can be considered an original feature. As such, the rearwards projection of the proposed development differs with the largest rearwards projection being from the rear elevation of bedroom 2 which is 6.9m. The rearwards projection off the blank rear elevation wall which currently houses the bathroom is 3.6m, and is built directly on the top of the existing single storey rear extension. There is specific guidance within the SPD which restricts the rearwards projection of two and first floor rear extensions, but there is no guidance for three storey extensions. The SPD states that two storey rear extensions to semi-detached properties should generally be designed with a rear projection of less than 3.5m and that such extensions will be considered on the basis of the 'extent of overshadowing, loss of privacy and outlook' to neighbouring properties. The SPD does state that larger extensions may be allowed in certain circumstances, especially when habitable room window are not detrimentally impacted. This is an unusual situation given that the applicant's property is located in a generous plot with a substantial rear and side garden area. The rearwards projection of part of the extension does vastly exceed the above restriction of 3.5m, but the extension is generally built on the existing footprint of the house, with exception to the 'infill' corner between the existing extensions. Further, the rearwards projection is controlled in an attempt to reduce the potential impact on neighbouring properties in terms of overshadowing, privacy and loss of outlook. In this case, the part of the extension which will have the greatest impact on overshadowing and outlook is the section built above the existing single storey rear extension as this is in very close proximity to the attached neighbour. This section of the extension is three-storey but projects 3.7m. The Site visit showed that the attached neighbour does not contain any immediately adjacent windows on their rear elevation which would be directly affected by the proposal. That being said, the proposal will clearly lead to an increase to the overshadowing impact to the neighbouring property as more of the rear garden will be overshadowed. However, generally extensions and outbuildings have a much greater impact on overshadowing when they are situated directly to the South of neighbouring habitable room windows and garden areas. The extension is situated to the West of the neighbour and any overshadowing impact will be limited to certain points later in the day, rather than occurring at all times.

The single storey side extension contains habitable room windows on all sides but is clearly modest in scale with a restrained height of 3m to the roof with a sun lantern above. The extension is located around 7.5m from the nearest boundary and is not directly to the South of the neighbouring garden area at no. 164 and the impact on residential amenity from the single storey extension is considered to be very minimal given that the boundary treatment is strong.

The proposed garage alterations are largely in relation to changing the roof design so that the roof beam is rotated by 90-degrees, effectively removing the existing lean-to roof design, and forming a standard pitched/apex roof. This will raise the height of half of the garage by around 2.3m to the existing highest roof height of 5m. The proposed garage will have an eaves height of 2.6m which is slightly more than the maximum height of 2.5m expected in the SPD for alterations to domestic garages. The height limit for such garages is not specifically covered in the SPD but it does state that garages should be sympathetic to the host dwelling. The garage does have the appearance of an habitable building with windows, rooflights and a chimney but the SPD does not specifically restrict these features stating that rooflights will be acceptable where neighbouring privacy is not detrimentally impacted. In this case, the outbuilding is single storey and the rooflights are simply to allow additional light into the garage rather than to facilitate/support additional rooms in the roof space. There is also a chimney on the existing outbuilding and this is simply being retained/restricted, rather than adding to the garage. A condition will be added to the decision notice which ensures that the outbuilding will remain ancillary to the host dwelling and shall never be used for separate, independent living accommodation. The eaves height exceeding the SPD by 0.1m is not sufficient enough to refuse the application and half of the garage is simply being raised to match the roof ridge of the existing garage. The garage is situated on the rear boundary line of the dwelling, to the South-East of the nearest neighbour at no. 164. The increased roof ridge height will lead to an increase in the amount of overshadowing to the rear garden of no. 164, but the roof is designed so to slope away from this rear garden. The footprint is not being increased and there is a separation distance of 9.5m from the garage to the rear elevation of no. 164. As such, the garage will not detrimentally have an overshadowing or overbearing impact on no. 164's habitable room windows on the rear elevation and the impact on the rear garden is considered to be marginal and not too dissimilar to the existing situation. This is further exemplified by the fact that the rear boundary lines of the properties on Summer Lane almost all have detached garages, including on the rear boundary of no.164. The proposed additional roof height is not considered to be significant and simply joins up to the existing roof ridge height. Whilst there will potentially be some additional overshadowing impact, this will largely blend into the existing landscape/relationship and is not considered significant enough to refuse the application.

All in all, whilst it is appreciated that the proposed part-two, part-three storey extension is large, it is located in on a semi-detached property with a generously sized curtilage area, particularly to the side. The agent has worked with the LPA to provide further details about the proposal including the proposed usage of the third storey part of the extension, as well as obscure glazing the windows and ensuring that they are non-opening – which is reflected on the plans. Both of these measures ease overlooking to the property to the side (no. 164). The extension slightly exceeds the maximum rearwards projection for rear extensions on semi-detached properties, but this is mainly to control the impact on neighbouring properties through overlooking and overshadowing. The Site Visit showed that there are no windows directly adjacent to the proposed build which would be overshadowed or overlooked, and the rear garden would not be overshadowed to an unreasonable level. The proposed impact on residential amenity of neighbouring properties is not considered to be significantly detrimental and the proposed is acceptable in terms of residential amenity.

Visual Amenity

The proposed part-two, part-three extension is a rear extension and is largely screened to the front by the existing dwelling, neighbouring properties and also soft screening to the front including several fairly large, scattered trees. However, the rear and side elevation of the dwelling is easily visible from nearby Welbeck Street to the West and Bingley Street to the rear. The proposed extension is a fairly large addition to the dwelling in terms of its projection, which is a maximum of 6.9m, and the fact that it is part-two and part-three stories. However, the general design characteristics of the extension is very similar to the existing dwelling in terms of its general structure, roof design and features. The extension will be built flush to the existing side elevation of the dwelling which would typically present some concerns with the bonding of old and new materials, but in this case, the entire side elevation is being rendered so this will be avoided. The roof of the extension is slightly set down from the roof ridge of the existing and will appear as an extension when viewed from the West and Rear, despite its large projection.

The proposal includes the rendering of the entire Western-facing side elevation of the dwelling, alongside the proposed extension. The addition of render on the side elevation was initially questioned but the site visit showed that there are a couple of other properties that feature rendered side elevations nearby. Additionally, there is render on the existing property (part of the side, and rear elevations), and also on several properties nearby including the attached property. The existing side elevation and extension is also relatively screened from the front by the existing dwelling, the neighbouring properties and also the screening on the front.

The proposed garage alterations only seek to alter the roof design which will result in half of the garage height being increased to match the existing. The garage is fairly big with dimensions of 6.2m x 8.7m but the footprint is not being increased through the development and the roof height is being raised on only half of the garage so that the entire roof ridge shares a common height of 4.95m. The eaves height is proposed at 2.6m which is only marginally above the guidance in the SPD of 2.5m. The roof ridge height is considered to be a little high for a domestic garage, but the applicant simply seeks to change the roof design of the garage, rotating the roof ridge and forming a standard apex/pitched roof. The proposed alterations to the garage will arguably lead to an improvement to the existing as it will remove the very shallow lean-to roof which almost appears as a flat roof. The proposed roof, whilst fairly large, slopes away from the road and will arguably have less of a visual impact on the street as it will reduce the height of the eaves/wall on the roadside elevation.

The single storey extension is small scale in comparison to the host dwelling with a flat roof which limits the roof height and visibility from the road. It is significantly set back from the front elevation by 7.5m and 11.5m from the road, with substantial screening from the road in the shape of a high wall/fence and tree coverage to the front and side. The impact on the street scene from the single storey extension is therefore fairly minimal.

All things considered, it is appreciated that the proposed development comprises of several fairly large alterations to the dwelling, most notably the part-two, part-three storey rear extension, the complete rendering of the side elevation and the new roof design to the garage which will raise the roof height to 4.95m. However, the extensions and alterations are largely located to the rear of the plot with the frontage unchanged. The dwelling is on a main road, with the side elevation visible but there is screening on the frontage with a high wall/fence and several scattered trees throughout the site including on the front boundary line. It is felt that the original character of the dwelling is retained despite the proposal and all of the individual design characteristics are considered to be acceptable in terms of visual amenity.

Highway safety

The bedroom number of the dwelling is being increased from 2 to 4, which requires an increase in the number of off-street parking spaces expected from 1 space to 2 spaces, in line with the Parking SPD. The property has a double garage located to the rear of the dwelling which provides sufficient room for the parking of two vehicles with access off nearby Bingley Street to the rear. This will not be impacted by the development at all with 2 vehicles able to park in the garage, which is in compliance with the Council's SPD for Parking.

Recommendation

Approve with conditions