
2022/0958

Mr J Harrison

Erection of two storey side and single storey rear extension

21 Gray Street, Elsecar, Barnsley, S74 8JR

Site Location & Description

Gray Street is a predominantly residential road, located within Elsecar, which rises to the west and is characterised by two-storey, red-brick semi-detached dwellings. The application relates to a two-storey, semi-detached brick-built dwelling, located on the eastern side of Gray Street at the head of the cul-de-sac. The dwelling is set back from the highway with modest front and rear gardens, the front garden is open plan and provides off-street parking.

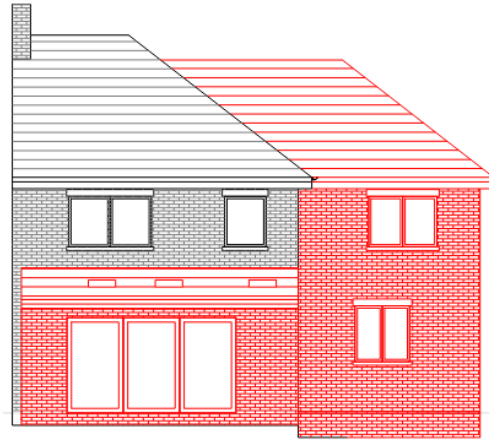


Proposed Development

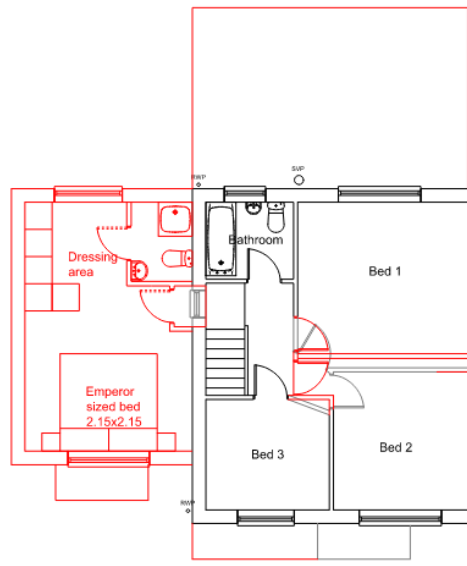
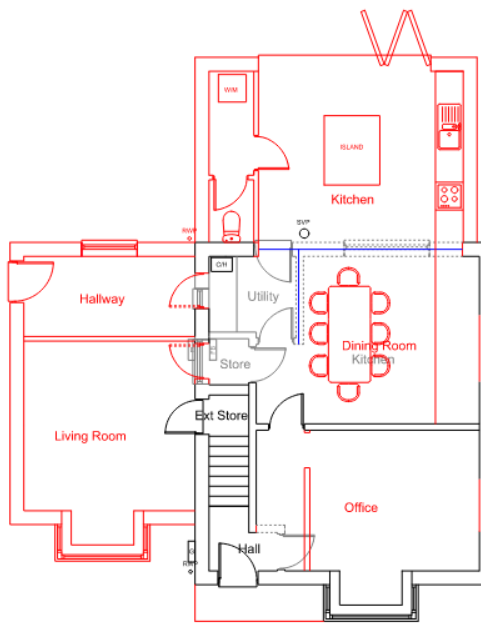
The applicant seeks permission for the erection of a two-storey side and a single storey rear extension. The proposed two storey side extension is to project 4m from the side elevation of the dwelling, extending the full depth of the property. The single storey rear extension is to project 4m from the rear elevation of the dwelling. It is also proposed to install a canopy above the front door to link into the existing bay window.



FRONT ELEVATION



REAR ELEVATION
(WEST)



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

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; no comments 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 or on highway safety.

Visual Amenity

The Supplementary Planning Document - House Extensions and other Domestic Alterations 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 4m from the side elevation and therefore complies with the guidance set out in the SPD.

The document also states that a two-storey side extension 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 1.2m and allows for a corresponding lowering of the ridge line therefore complying with the SPD.

The proposed extensions are designed to harmonise with the original dwelling in terms of roof style and pitch, and fenestration, in addition it is to be constructed from materials which match the original dwelling. It is therefore considered that the proposed two-storey side, single storey rear

extensions and the front canopy are acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Residential Amenity

Supplementary Planning Document – House Extensions and other Domestic Alterations (SPD) states that single storey extensions to the rear of semi-detached dwellings should not project more than 4m and where the extension projects beyond 3m, the eaves height should not exceed 2.5m.

The proposed extension is to project 4m beyond the rear elevation of the existing dwelling, with an eaves height of approximately 2.7m and a ridge height of 3.9m. whilst the dimensions exceed the guidance set out in the SPD, they do fall within the parameters of the Larger Home Extension which allows extensions to the rear of semi-detached properties up to 6m in projection with eaves and ridge heights not exceeding 3m and 4m respectively. Given that the neighbours have not objected to the proposal and that the adjoining dwelling has a rear extension of a similar projection, the proposed single storey rear extension is considered acceptable in this instance.

The proposed two-storey side extension is to be located on the southern side elevation, at 90 degrees and to the north of 23 Gray Street, it is not considered that the side extension would lead to an increase in overshadowing or loss of outlook of this property to an unreasonable degree given its orientation in relation to the path of the sun and the distance from the boundary.

There are no windows proposed on the side elevation of the two-storey extension or the single storey rear extension and those located on the front and rear elevation of the proposed two-storey side extension do not project closer to the respective boundaries than the existing dwelling. The windows located on the rear elevation of the single storey extension are a sufficient distance not to increase levels of overlooking of the properties and their private gardens to the rear.

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 proposal does not result in the requirement of additional parking provision, and whilst it does result in the loss of off-street parking, the site is of a sufficient size to accommodate off-street parking for 2no vehicles in line with the requirements of SPD – Parking and as such the scheme is considered acceptable in terms of its impact on highway safety.

Conclusion

Based on the assessment above it is considered that 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