2023/0140

Mrs Lynsey Rose

Two storey extensions to the front, side and rear of dwelling including first and second floor balconies to front, extension of roof height and width to create loft conversion, changes to the external facing materials, and new 1.2m high wall and electric gate on front boundary

43 Intake Lane, Gawber, Barnsley, S75 2HX

Site Description

The application relates to a 2 storey detached dwelling which has rendered elevations and a tiled, hipped roof. The dwelling sits back from Intake Lane with a garden area and driveway, providing parking for several vehicles, to the front. To the rear of the property is an enclosed garden with a large, single storey, pitched roof outbuilding adjacent to the Southern elevation.

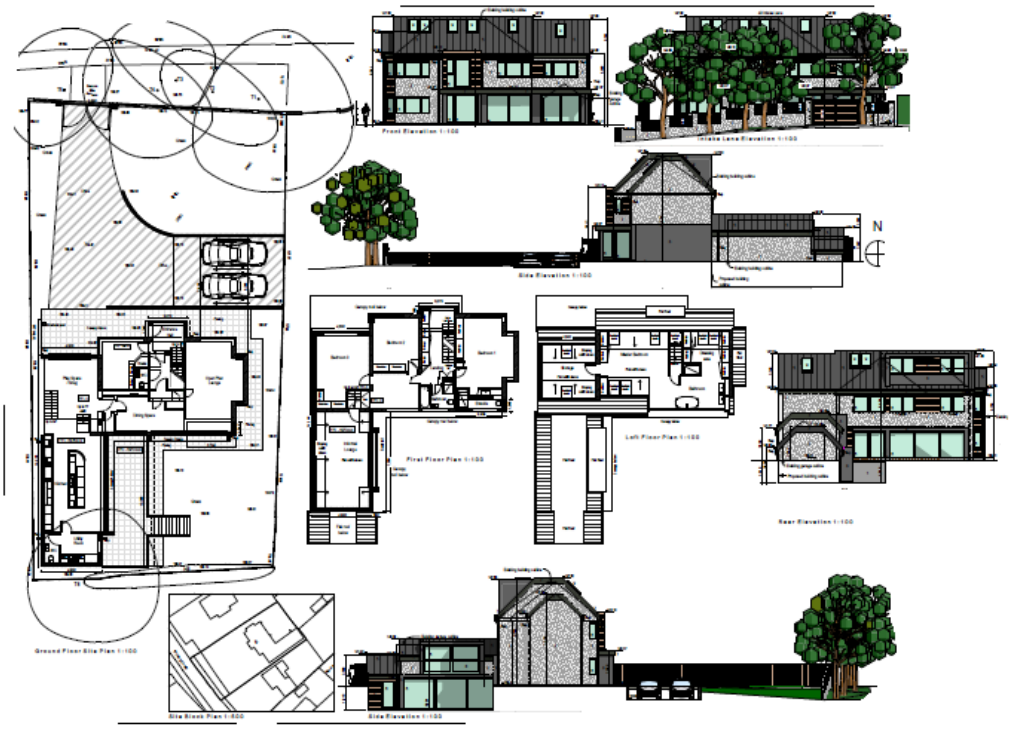
Some works have already been undertaken on the site including a retaining structure between 41 and 43 and some of the existing openings within the property have been blocked up.

The immediate area is predominantly residential in nature with a detached, hipped roof, rendered bungalow to the North built on a lower level, a detached, 2 storey stone fronted dwelling to the South on a higher level and detached dwellings, fronting Downs Crescent, beyond the rear boundary.

To the front of the dwelling there is a soft landscaped highway verge containing 5no. trees. On the opposite side of Intake Lane are several detached dwellings

Site History

2014/0689 – Erection of side, rear and front extensions, roof alterations and external alterations - Approved



Proposed Development

The applicant seeks permission to erect a 2 storey side extension on the Southern elevation of the dwelling. The extension would project forward of the existing front elevation to create a feature gable and link to the existing outbuilding to the rear. A smaller front projecting gable is also proposed around the existing front entrance. It is also proposed to add a small infill extension to the rear to enable the rear elevation to run in a continuous line rather than its current stepped arrangement.

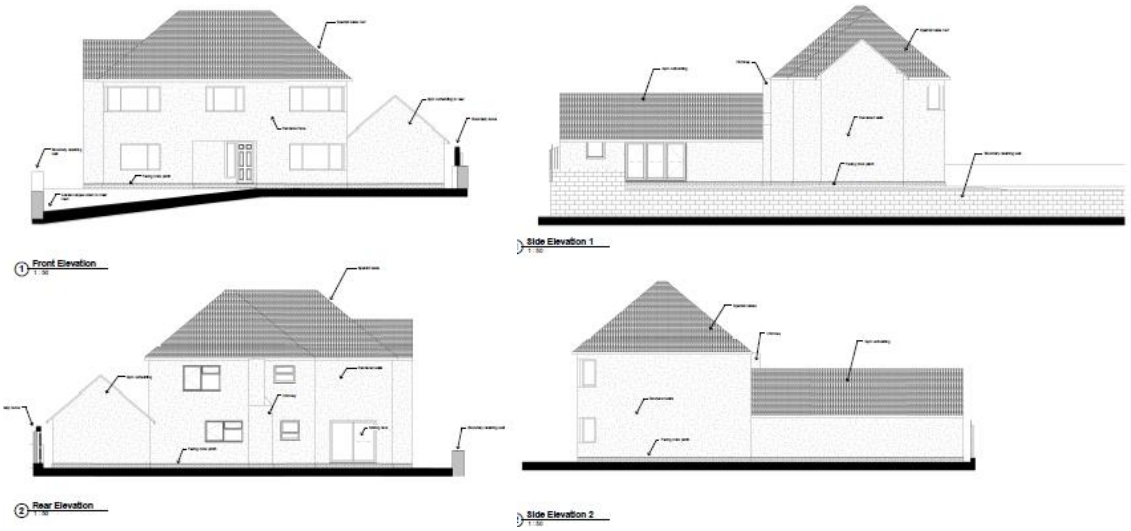
The applicant also proposes to raise the eaves of the property by 450mm to enable rooms to be incorporated within the roof space. The 2nd floor would accommodate an open plan master bedroom suite.

In addition to the extensions, the applicants also propose to amend the fenestration by blocking some openings (which has already commenced) and creating new openings. Although the dwelling would remain predominantly rendered, the feature gables would incorporate slate stone walling, as would the area of front elevation between the gables. The outline of the gables on their front elevation would also be clad in powder coated aluminium.

New hardstanding is proposed to the front of the dwelling (at present the existing driveway is not hard surfaced) and a 1.2m high boundary treatment (brick wall with infill timber panels) is proposed on the front boundary at the back of the highways verge.

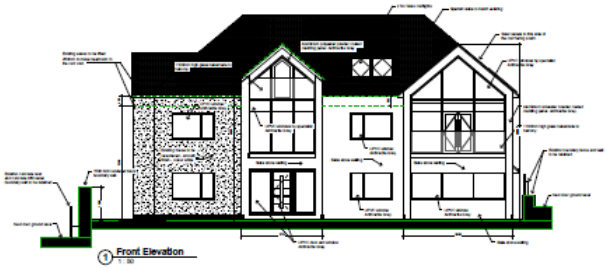
Solar panels are also proposed on the Southern roof plane.

Existing

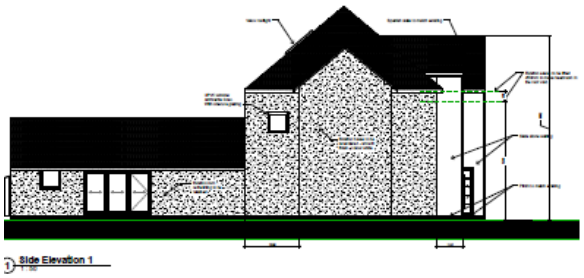


Proposed





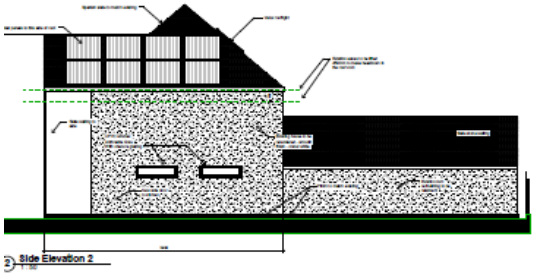
1 Front Elevation
1 : 50



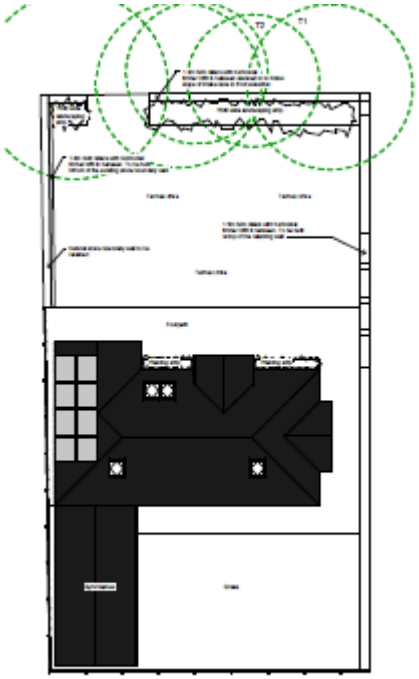
1 Side Elevation 1
1 : 50



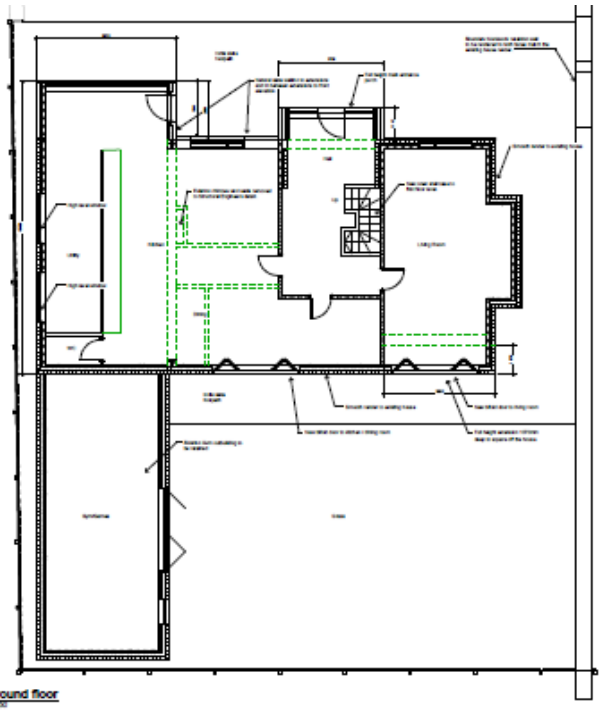
2 Rear Elevation
1 : 50



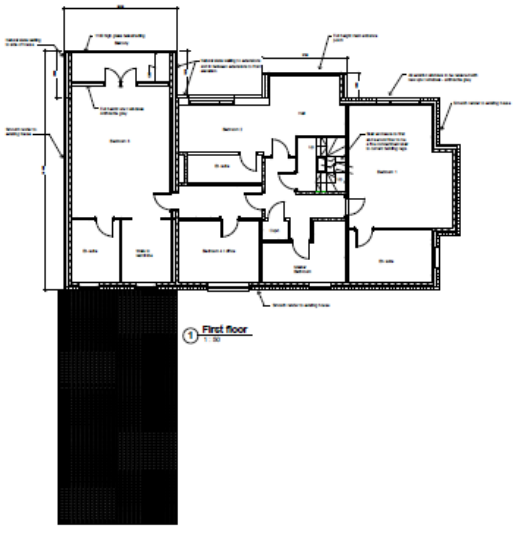
2 Side Elevation 2
1 : 50



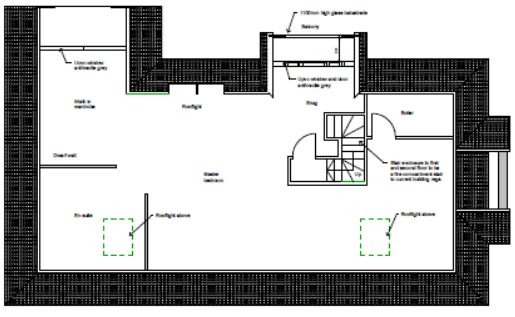
1 Site plan
1 : 1250



Ground floor
1 : 50



1 First floor
1 : 50



1 Second floor
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.

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy T4 'New Development & Transport Safety

SPD's

Supplementary Planning Document (SPD) – 'House Extensions and other domestic alterations' 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.

These policies are considered to reflect polices 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.

Consultee Responses

Highways – No objections

Ward Councillors – No comments

Representations

Notification letters were sent to 11 neighbouring properties. Comments were received from 1no. neighbouring address. The comments were not an official objection but requesting points of clarification, including;

- The proposed boundary treatments and their impact on the existing retaining structure and associated drains
- Whether working hours would be restricted
- The impact of lorries on traffic flow during construction

Assessment

Principle of Development

The site is allocated as Urban Fabric within the 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 and alterations were previously approved on the property of a similar scale, however, that was approved prior to currently adopted policies and guidelines.

Visual Amenity

There are differing property styles, ages, designs, and styles within the immediate area. A number of the neighbouring properties have undergone extensions and renovations over recent years, some of which have been completely remodeled and are more contemporary in appearance.



Source: Google Maps

As such, there is no particular language to follow and the proposed remodeled dwelling would sit comfortably within the streetscene. Especially as it is set back from Intake Lane and is softened by the existing highway trees adjacent to the front boundary.

The width of the dwelling has only increased by less than 5m and the eaves and ridge height have increased by circa 600mm. The majority of the property would be made up of the existing

dwelling just with relatively modest extensions and alterations which would transform its overall appearance.

The existing dwelling is a relatively simple rendered property. The proposed alterations would add interest to that property, particularly the projecting gables which would not only break up the front elevation due to their projection but also due to the materials proposed which would add texture and colour. The central gable would also make a feature out of the front entrance to the property which is currently lost on the front elevation.

Although the proposed extensions would be subordinate in terms of their footprints, it is acknowledged that, particularly in terms of the side extension, they would not be subordinate in terms of positioning. Particularly as the side extension would not be set back from the existing front elevation or have a lower ridge height. However, it would be identifiably as an extension given the projecting gable and projecting gables are a common feature on the streetscene. Each case should be assessed on its own merit and given the streetscene in this instance the proposed extensions are acceptable. It would not set a precedence for neighbouring properties as the majority of the dwellings are individually designed.

It is noted that the application property is on a higher level than the neighbouring bungalow. However, apart from the small infill extension to the rear of the property, there are no extensions proposed immediately adjacent to the bungalow. The height of the eaves would only be increased by 450mm (and the overall height of the dwelling by a total of 600mm) and the lower ridged gable adjacent to the boundary would be maintained. The proposed dwelling would also retain its hipped roof which slopes away from the neighbouring bungalow, unlike the previous approval on the site which converted the hipped roof to a gable. As such, the contrast between the two properties when viewed from Intake Lane would not be significantly different.

As outlined above the largest extension would be to the South of the site which is adjacent to a 2 story property which is built on a higher level. The application ridge would be circa 1.5m higher than the neighbouring property but the eaves would be similar and the roofs of both properties would slope away from each other. There would also be a gap between the 2no. side elevations.

Some levelling works would take place in the front garden area and the retaining walls and drainage for this have already been installed. It is a shame that the front of the property would be predominantly hard surfaced to create parking and turning facilities, however, this could be done under permitted development rights and it not unusual within the streetscene.The applicant has also introduced soft landscaping areas adjacent to the front boundary wall and adjacent to the proposed front elevations through the course of the application to try to soften the development. In addition, to the front of the property is a grass highway verge and 5no. mature trees which further soften the development.

Given the comments above, the proposed extensions and alterations would maintain visual amenity to a reasonable degree, in accordance with Local Plan Policy D1.

Residential Amenity

As outlined above, the application property is immediately adjacent to a bungalow which is built on a lower level. The application property also sits to the South East. However, the neighbouring bungalow has been extended recently and the majority of the proposed extensions are set away from the shared boundary. There is a small rear infill extension proposed to the rear but this only projects 1m and just brings that part of the rear elevation inline with the rest of the existing rear elevation.

It is proposed to increase the overall height of the property by circa 600mm which would increase the height difference between the two properties. However, the lower ridged gable would remain adjacent to the bungalow and the hipped roof would slope away from the neighbouring boundary. This is in contrast to the previously approved scheme which both increased the eaves and changed the hipped roof to a gable.

As such, as a result of the modest amendments proposed adjacent to the bungalow, the resultant property would not significantly increase overshadowing or be an overbearing feature. There is also only 1no. window proposed on the Northern elevation facing the bungalow and that would have obscure glazing.

The largest extension would be located adjacent to number 45 and also project beyond the existing front elevation of the host property. However, number 45 already sits further forward on its plot than the application property and the proposed extension would not significantly project beyond the neighbouring front and rear elevations, especially as it has been reduced by 1m during the course of the application. Number 45 is also built on a higher level than the application property and is orientated to the South. The ridge height of the application property would be higher than number 45 but the hip would slope away from the shared boundary, as such, the proposed alterations would not significantly increase overshadowing or result in overbearing features.

Only 2no. windows are proposed on the Southern elevation facing number 45. Both of which are on the ground floor, have high sill levels and are proposed to have obscure glazing, as such, privacy levels would be maintained.

There are residential properties and their associated private amenity spaces beyond the rear boundary of the application property. There is a proposed rear extension but it only acts as an infill and projects 1m to enable that part of the rear elevation to line up with the rest of the existing rear elevation, as such, it would not project any closer to the neighbouring properties or their gardens in comparison with the existing situation.

There are rooflights proposed in the rear roof plane serving a habitable room, however, these would be set within the roof plane and would be a greater distance from the rear boundary than the existing rear elevation windows. As such, privacy levels would not be significantly affected.

The proposed front gables would project towards the properties on the opposite side of Intake Lane, however, there would still be a significant distance with the highway and mature trees and planting separating the application property from the neighbouring dwellings opposite.

Given the comments above, The proposed development would not be significantly detrimental to the amenity of the neighbouring dwellings and would maintain the residential amenity of the future occupants of the development, in accordance with Local Plan Policy GD1

Highway matters

Initially the application included a front of dwelling double garage, however, this has since been removed. There is an existing vehicular access into the site which would be retained and a large area of hard surfacing is proposed to the front of the dwelling to provide parking for several vehicles as well as allowing vehicles to enter and existing in a forward gear. Currently the driveway is not surfaced and there are no dedicated turning facilities. Highways have raised no objections to the proposal.

Given the comments above, highway safety would be maintained, in accordance with Local Plan Policy T4.

Trees

There are 5no. trees adjacent to the front boundary which are outside of the applicants control. Originally a detached double garage was proposed adjacent to the front boundary but this has now been removed from the scheme. The retaining wall between numbers 41 and 43 has already been constructed and the hard standing within the area of the trees could be done under permitted development rights. A wall is also proposed to the front boundary, this partially replaces an existing wall and could be erected under PD rights, albeit at 1m rather than the 1.2m proposed.

Protection measures adjacent to these trees will be required as a condition.

Conclusion

Taking into account the relevant development plan policies (in particular Local Plan Policies D1, GD1 and T4) and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the amended scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Approve – subject to conditions