
2021/0740

Mr David Driver

Conversion of garage into habitable room, infill side extension and erection of pitched roof above to side of bungalow

8 Northumberland Way, Ardsley, Barnsley, S71 5DH

Site Description

The application relates to a detached bungalow located on the Eastern side of Northumberland Way. The dwelling is of a red brick construction with timber panelling to the front elevation and a concrete tiled gable pitched roof. A flat roof porch is also attached to the front of the dwelling.

The surrounding area is predominantly residential, except for the convenience store, characterised by other detached bungalows.

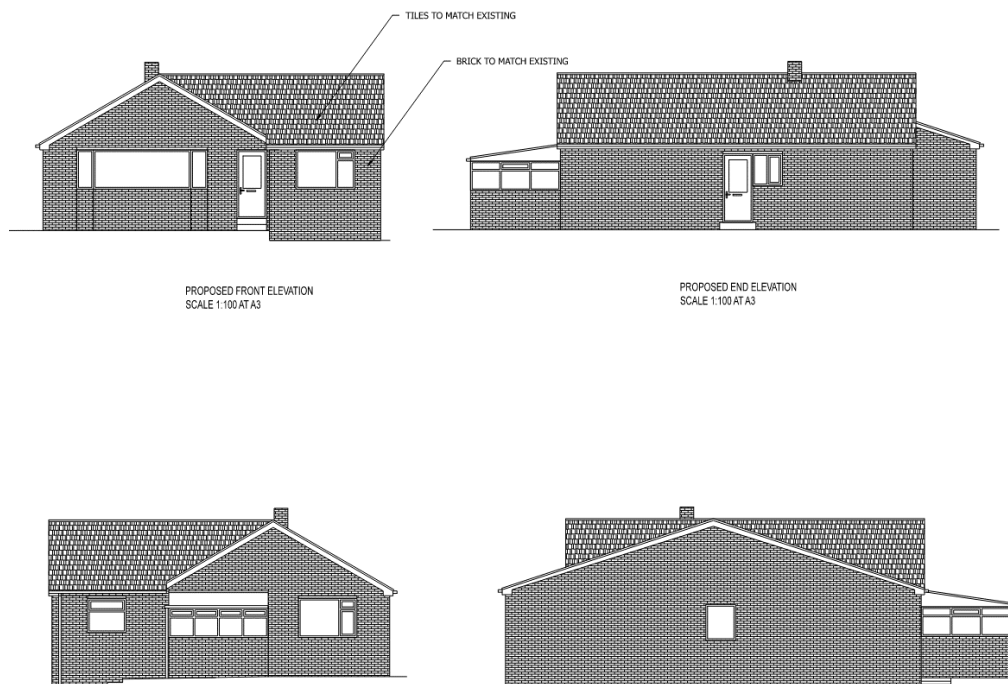
Proposed Development

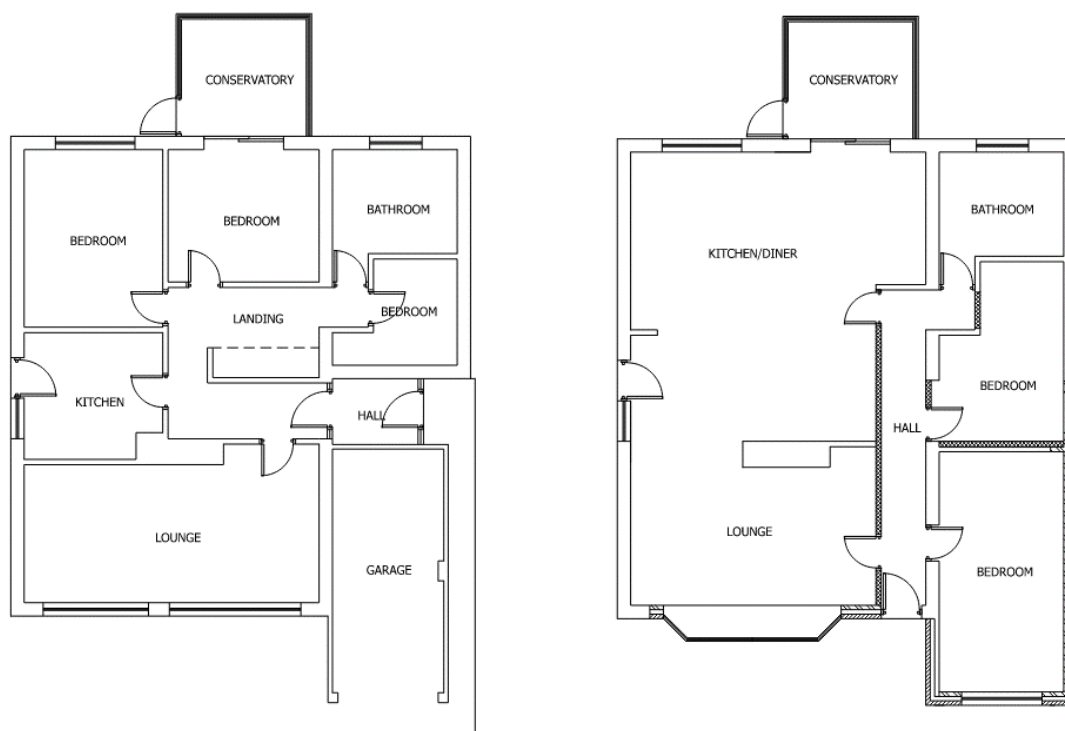
The applicant is seeking permission for the erection of an infill side extension, the erection of a pitched roof over the existing garage and the conversion of the garage to living accommodation

The extension will have a sideways projection of 0.4m and rearward projection of 7.29, infilling a gap between the existing garage and the rear of the house.

The extension includes a new gable pitched roof to the side of the dwelling, with eaves and ridge of 2.8m and 5.1m respectively. Matching materials are proposed.

As part of the development, the garage will be converted to a bedroom.





Policy Context

Local Plan Allocation – Urban Fabric

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised NPPF does not change the statutory status of the development plan as the starting point for decision making.

The new Local Plan was adopted at the full Council meeting held 3rd 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 2000) and the Core Strategy (adopted 2011).

Local Plan Policy D1 – High Quality Design and Place Making supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Supplementary Planning Document (SPD) - 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:

- 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.

SPD – House Extensions states that the design of a single 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 two thirds the width of the original dwelling).

SPD - House Extensions also states that extensions to the front elevation need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene. Modest single storey front extensions which are in keeping with the style of the existing house may be allowed.

These policies are considered to reflect principles set out in the revised NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Representations

None

Assessment

Principle of Development

The site is allocated as Urban Fabric in the adopted 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 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

Extensions to dwellings are considered on the basis of potential overshadowing, loss of privacy and outlook. The footprint of the dwelling will increase slightly, but this will abut a blank gable wall at the neighbouring property porch will not increase, and the new roof is highly unlikely to have a detrimental effect on other properties. As such, the proposal is considered acceptable.

The proposed conversion provided a bedroom of 15m² and so is acceptable.

Visual Amenity

The proposal is modest in size, the dual roof pitch is acceptable and harmonises better with the host dwelling. The proposals are therefore considered acceptable in terms of visual amenity and in compliance with Local Plan Policy D1 and SPD – House Extensions.

Highway Safety

The proposed conversion will result in the loss of garage space however, a driveway of approx. 8m is retained, providing enough off-street parking.

Recommendation

Approve – subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the plans (Project No. MDD001, Drawing Nos. 001, 003 and 004) and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The external materials shall match those used in the existing building.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making