
2023/0524

Applicant: Mr Burgin

Development: Proposed rear extension and raising of roof eaves and gable ends to provide first floor accommodation

Address: 33 Sackup Lane, Darton, Barnsley, S75 5AN

Site Location & Description

The site is located on Sackup Lane, towards the southern end where it joins Darton Lane and Station Road. Between this junction and the next junction with Howden Close, where the applicant's dwelling is situated; there is very little consistency within the street scene. The size, style, and materials of both dwellings and their frontage vary greatly. In further disparity to the street scene, the applicants dwelling is the only visible bungalow within this stretch of Sackup Lane. A new Dormer Bungalow has been constructed behind existing dwellings.

The site comprises of an extended dormer bungalow, set within a large curtilage. There is a large open plan front garden with a driveway running along the side of the north boundary towards a detached garage located in the rear garden. The front boundary treatment is a low brick wall with planting whilst the north side boundary with Howden Close is complex. The initial part of the boundary features a high hedge of conifers, this then changes into a low brick wall at the bottom of an embankment, with two different sections of fencing and then a brick wall, all constructed on the embankment. There is currently an ongoing dispute between the applicant and neighbours of Howden Close about a new section of installed fencing.

The bungalow itself is constructed of red brick with a tiled hipped roof featuring a dormer extension on the roof slope of the front elevation and a rooflight on the rear roof slope. The windows including the dormer and two large bay windows on the front elevation are currently white UPVc. There is a modest sized single storey brick-built extension at the rear of the dwelling.

The property falls within the land allocation urban fabric.



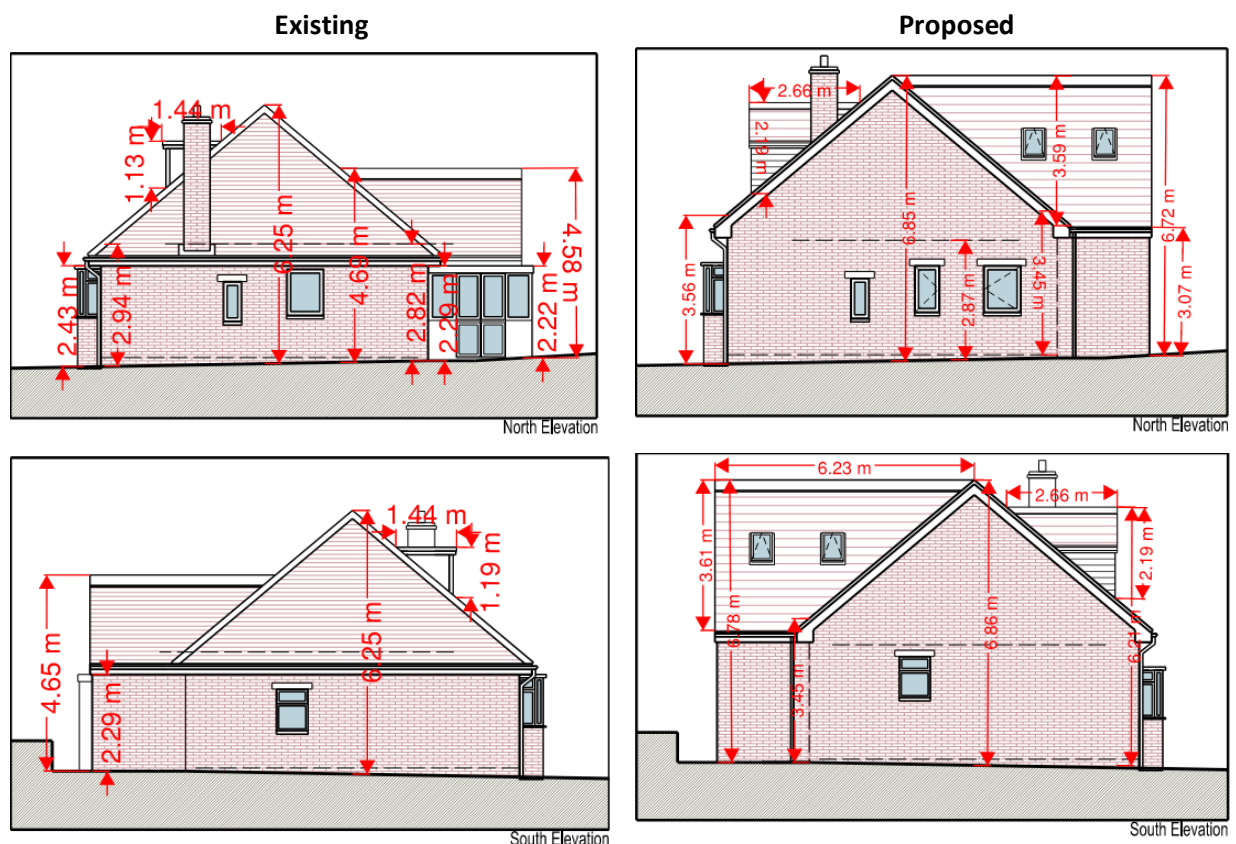
Proposed Development

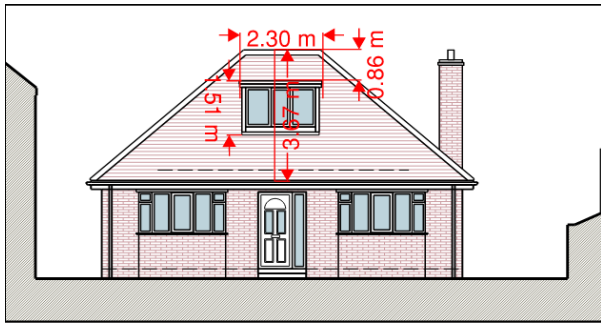
The first part of the proposal is for an infill rear extension, extending the current extension across the whole width of the rear elevation. The purpose of this extension is to create an extended kitchen-diner area. The proposal would be constructed of matching materials and both the existing and proposed extension would feature a reconfigured gable roof, as part of a new cross gable roof design for the whole dwelling

The second part of the proposal is to raise the height of the existing eaves by 600mm and for reconfiguration of the roof into a cross gable roof, to provide extended usable accommodation within the first-floor dormer roof. From the front elevation, the roof would appear as a gable roof. The works include the removal of the existing dormer on the front roof slope and replacement with two new dormers, each a slightly larger than the original dormer. On the rear elevation, a large first floor feature window with doors and a Juliet balcony is proposed within the new gable, along with an array of bifold doors in replacement of two windows and an external door on the ground floor. The roof tiles are stated to be concrete tiles of a similar colour to those of the existing Rosemary tiles whilst the dormer is proposed to be constructed of similar materials to that of the original dormer.

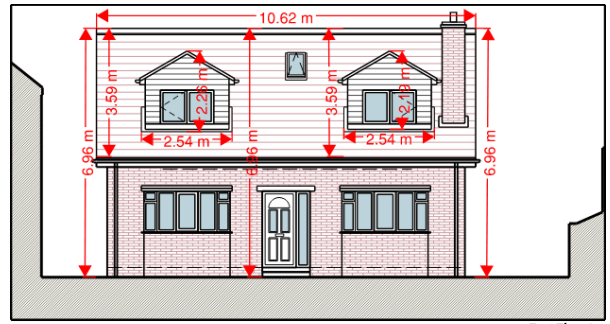
Final elements of the proposal include two rooflights on each of the north and south side elevation roof slopes, two rooflights on the rear roof slope and one rooflight located between the proposed dormers on the roof slope of the front elevation. An additional ground floor window is proposed for the north, side elevation. Windows would be white or grey PVCu windows.

Existing & Proposed Elevations

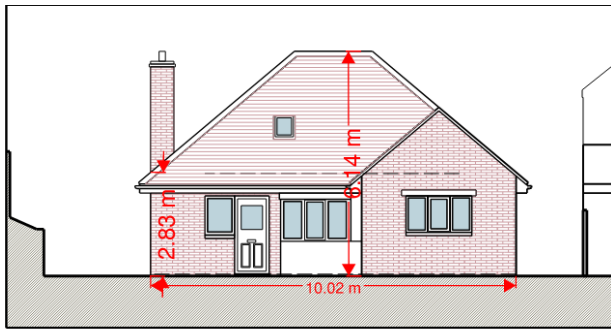




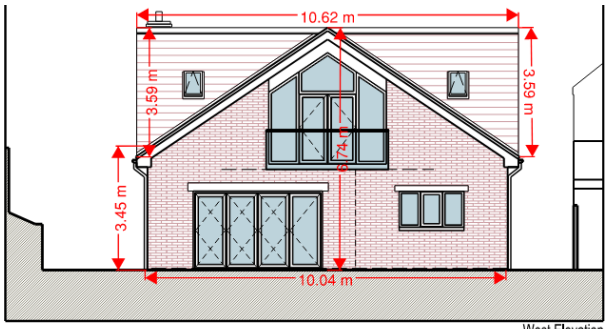
East Elevation



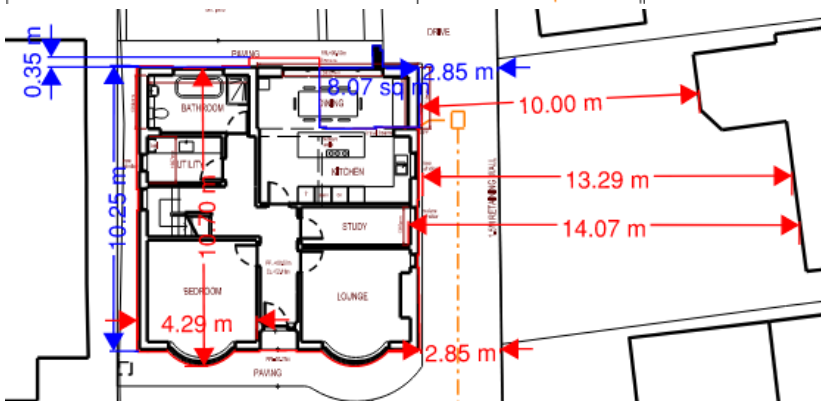
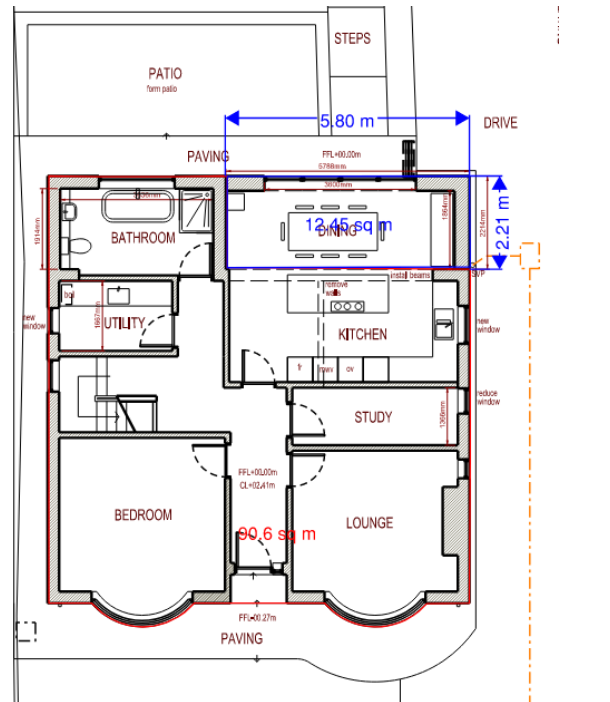
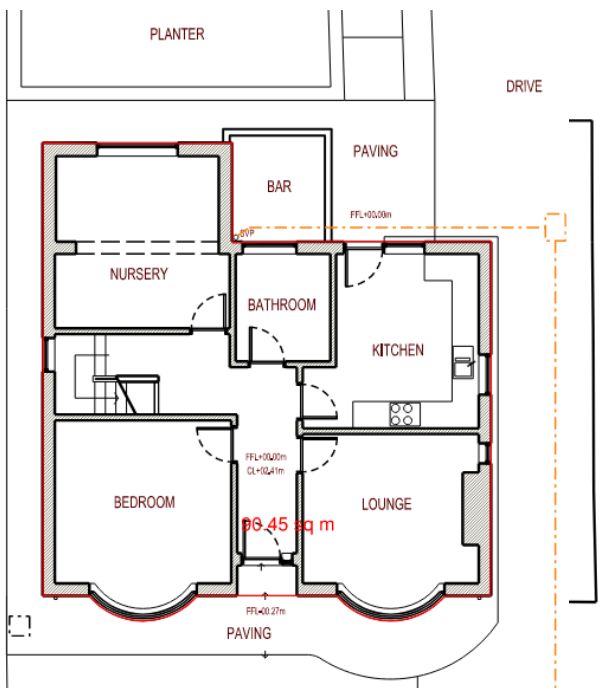
East Elevation



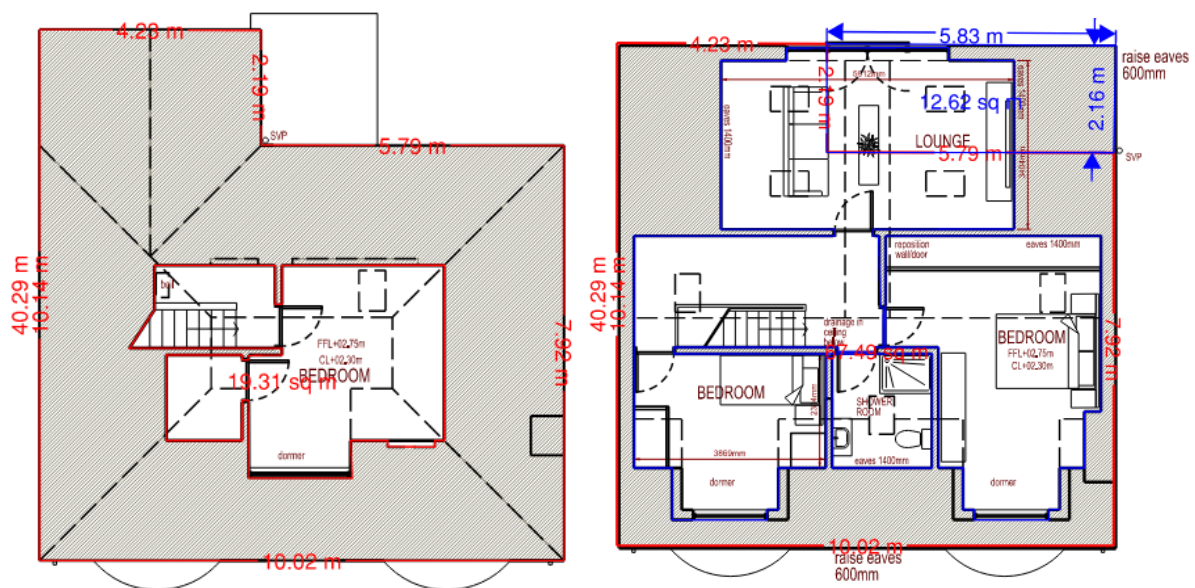
West Elevation



West Elevation



Existing and Proposed Ground Floor Plans (Above) and First Floor (Below)



Relevant History

2007/0322 - Erection of single storey rear extension to dwelling– Approved with condition April 10th, 2007.

Consultations

Neighbour letters were sent out and five objections have been received from residents of the adjacent street of Howden Close. Their concerns are broadly:

- Loss of privacy
- Loss of Light
- Overshadowing
- Loss of Outlook
- An existing boundary dispute

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 on 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.

NPPF

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 significant 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

In reference to this application, the following Local Plan policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development

Policy GD1: General Development

Policy D1 High Quality Design and Place Making

Policy T4: New development and Transport Safety

Assessment

Principle of development

The site falls within urban fabric and 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

Multiple neighbours on the adjacent Street of Howden Close have made objections about loss of light, loss of privacy, overshadowing and a dispute re boundary fence. The boundary issue is not a material planning consideration and is a civil dispute between the parties involved and is not under consideration as part of this application.

The dwellings on Howden Close are situated at a significantly higher level than the application site and are situated at a 90-degree angle to it, which provide views into and beyond the application site.

Due the difference in site levels of the application site with the surrounding properties, the proposed increase in height of the dwelling would not result in a significant increase in levels of overshadowing nor reduce levels of outlook of the properties on Howden Close. The supplementary planning document House Extensions and Other Domestic Extensions Plan (SPD) – states that a minimum of 12m is required between a blank gable wall and habitable room windows. Between 12m and 13m is maintained between the rear elevation of the potentially affected property and the side elevation of the application site. It is acknowledged that this is reduced to 10m from the rear elevation of the conservatory on No.5 Howden Close, however due to the properties on Howden Close being situated at a higher level, it is not considered that the increase in height of the application property would lead to a loss of outlook from these dwelling.

Concerns have been raised in relation to overlooking and loss of privacy of the properties on Howden Close. It is proposed to install 1no additional window on the northern side elevation at ground floor level, however the installation of side windows at ground floor level within the original dwelling falls within the parameters of permitted development, nevertheless the difference in site levels and the location of the window from the boundary treatment would not increase levels of overlooking to a detrimental level. The increase in height would see the introduction of a first-floor feature window and Juliet balcony on the western rear elevation. This window would not directly face any habitable windows and would be located at 90 degrees to the properties on Howden Close, in addition the proposed window would be located in excess of 10m from the rear boundary and therefore would not increase levels of overlooking.

The infill extension at the corner of the northern side and western rear elevations reduces the quantity of windows on the ground floor of the northern, side elevation but adds two small rooflights in the northern roof slope. An array of bifold doors would be installed within the western, rear elevation of the extension. These glazed doors replace an existing door and windows and in keeping with the proposed first floor windows in the same elevation, the bifold doors would not directly face any habitable windows and would be located at 90 degrees to the properties on Howden Close, in addition the proposed bifold doors would be located in excess of 10m from the rear boundary and therefore would not increase levels of overlooking.

The proposal is therefore not expected to cause any significant loss of residential amenity when assessed against Planning Policy in compliance with Local Plan Policy GD1 and House Extension and other Domestic extensions SPD and is considered acceptable in terms of residential amenity.

Visual Amenity

With lack of uniform character within the street scene, the twin symmetrical dormers, increase in eaves height and redesigned gable roof on the front elevation would improve the character of the dwelling whilst providing a neutral impact on the street scene. The increase in eaves height, whilst not normally acceptable, is considered so in this instance. The original dwelling is currently unbalanced, with a greater eaves to ridge height than ground level to eaves height. The rear and side elevations whilst less complementary to the dwelling's character, they are broadly unseen from public vantage points.

The proposals are therefore not expected to be visually detrimental within its surroundings and is therefore in compliance with Local Plan Policy D1 and SPD: House Extensions and other Domestic Alterations.

Highway Safety

There are no amendments to the parking provision or access and consequently no highway safety concern.

Recommendation

Approve with conditions.