
2023/0506

Mr Shiv Dass

Erection of two storey side extension and new entrance door to rear at first floor level with associated staircase

Flat, 51 High Street, Worsbrough Bridge, Barnsley, S70 4SQ

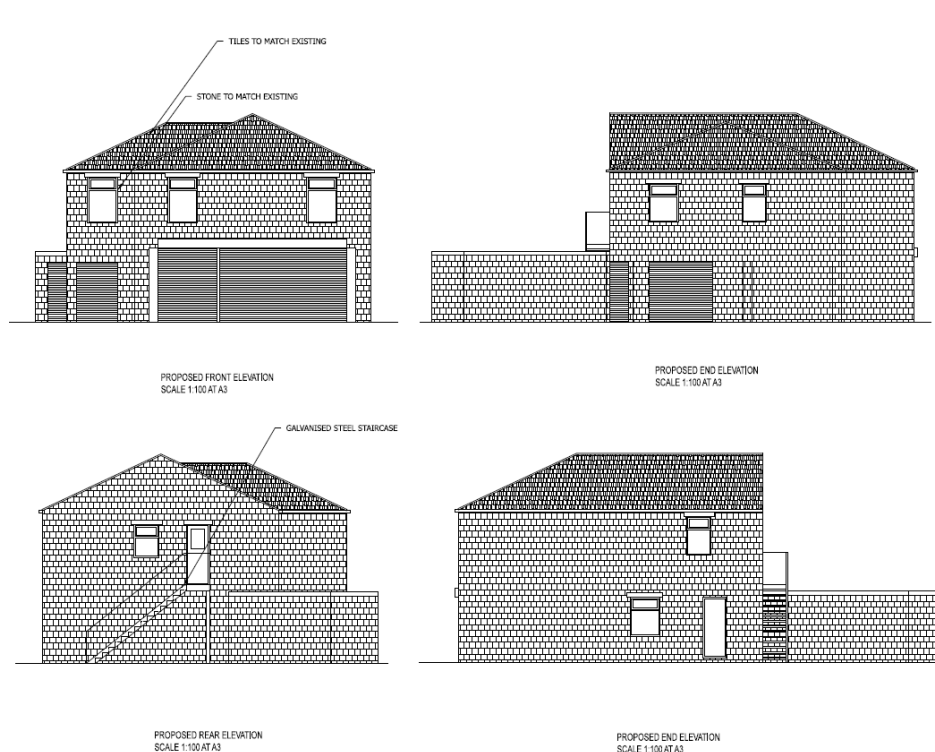
Site Location & Description

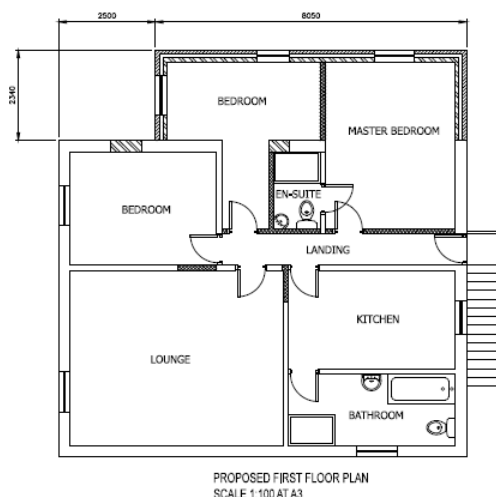
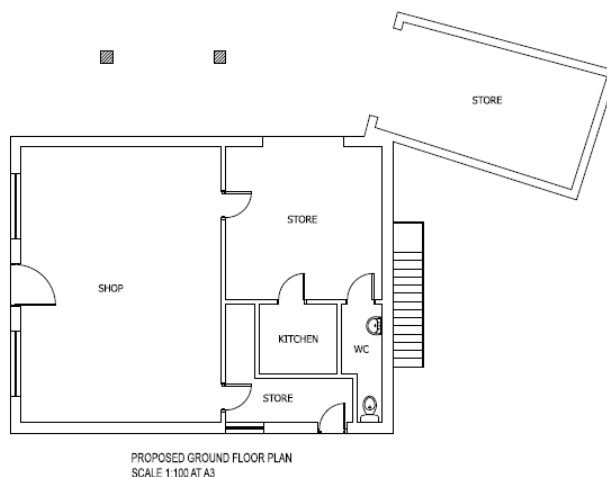
High Street is a busy route linking Bank End Road to the north with B6100, Thickett Lane to the south and is characterised by a mix of residential and commercial properties but is predominantly residential in nature. The residential properties are generally two-storey stone fronted terraced dwellings.

The application relates to a two-storey, detached stone-built property located on the eastern side of High Street, with a commercial unit at ground floor and a residential unit at first floor level. The building is set back from the highway with a small hard surfaced area to the front and a small garden to the rear. Access to the property is taken via an existing dropped kerb to the north of the premises serving a driveway beyond.

Proposed Development

The applicant seeks permission for the erection of a two-storey side extension, projecting 2.3m from the side elevation with a set back from the front elevation of 2.5m. It is proposed to construct the extension from materials which match the original building.





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.

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'. It also states that where the dwelling is located on a corner plot, the sideways projection should not exceed more than half the width of the gap between the side elevation of the original dwelling and the side boundary.

In this instance the proposed extension projects 2.3m from the side elevation, within 2/3 of the width of the original dwelling; the gap between the side elevation and the side boundary ranges between 2.7m at the front, 4.7m at the widest point, reducing to 3.5m at the rear. It is acknowledged that half the existing gap is not retained for the full depth of the extension, however it is for a significant part, with the side elevation of the extension being set in from the boundary with the highway for its full depth and therefore in this instance the reduced gap is acceptable.

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 2.5m and allows for a corresponding lowering of the ridge line therefore complying with the SPD.

As the property consists of a retail space at ground floor with residential accommodation at first floor, egress is required from the first floor. This is proposed in the form of a staircase with a small landing area to the rear elevation. It is not considered that the staircase would form a dominant feature within the street scene when viewed from Pantry Wall to the rear.

The extension is 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. Therefore, it is considered that the proposed extension and staircase are acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Residential Amenity

The proposed two storey extension is to be located on the north-western side elevation of the dwelling, to the south-east of 49 High Street and 1 Pantry Well; it is not considered that the proposal would increase levels of overshadowing or reduce levels of outlook given the orientation of the proposed extension and the separation distances between the properties and the application site.

It is acknowledged that the proposed extension proposes first-floor windows on the north-western side elevation facing 49 High Street and 1 Pantry Well, which could lead to an increase in overlooking. However, there are windows on this elevation of the original dwelling, albeit with a separation of 21m. It is acknowledged that the inclusion of the extension would reduce this distance to 18.7m, however, SPD Design of Housing Development does allow a reduction to 12m where front elevations face a road and are of the same storey. Given the separation distance maintained and the proposed extension being set at an angle to 49 High Street, which results in habitable room windows not directly facing each other, it is considered that the proposal would not significantly increase levels of overlooking. In addition, neither of the potentially affected properties have commented on the application.

There are no habitable room windows located on the rear elevation of the proposed extension, which would not increase levels of overlooking to the rear. It is acknowledged that it is proposed to install an external staircase with landing area, however the rear elevation of the application property faces the side elevation of 2 Pantry Well and the staircase is to provide a means of escape, with a small landing area rather than a raised patio for socialising and as such it is considered the staircase would not increase levels of overlooking of the neighbouring property.

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 to a detrimental level and is in compliance with Local Plan Policy GD1.

Highway Considerations

The proposal does not result in the requirement of additional parking provision; however, it does result in the loss of off-street parking due to the location of the side extension. There is parking available for 1no vehicle to the front of the property and there are no on-street parking restrictions. Whilst the arrangement is not ideal it is not considered that the proposed extension would impact on the free and safe flow of traffic and as such is acceptable.

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