2021/0977

Emma Littlewood

Erection of single storey extension to rear of dwelling

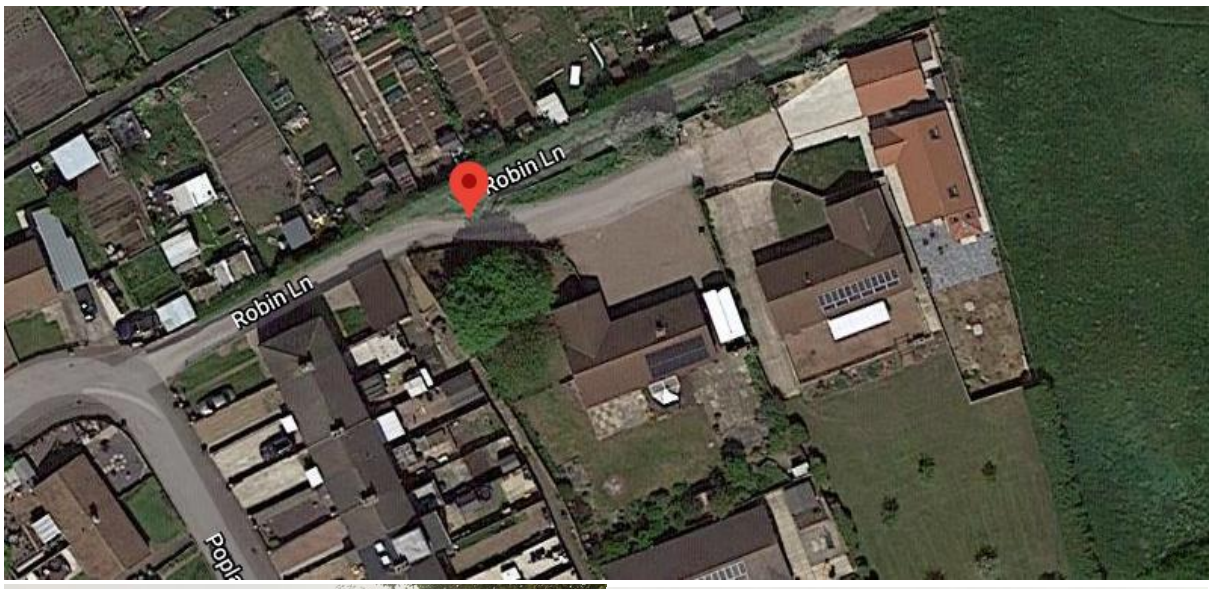
4 Robin Lane, Royston, Barnsley, S71 4EA

Site Description

The application relates to a detached, 'L' shaped bungalow. The property is served by Robin Lane which also serves 2 further detached bungalows, one of which is a near mirror image of the application property. To the front of the dwelling is a parking area as well as a small garden and to the rear is a terrace and a very large garden, mainly laid to grass.

To the West of the site is the near mirror image bungalow, built at the same time as the application property. To the east is a recently built bungalow which is positioned at 90 degrees to the application property and is built on land formerly within its curtilage.

To the North of the site, beyond Robin Lane are allotments and to the rear of the site is a green space and dwellings served by Back Poplar Terrace.







Site History

2013/0042 – Erection of 1no. detached dwelling – Refused

2014/1226 – Erection of detached bungalow – refused

2016/1050 – Erection of 1no. detached dwelling – approved with conditions

2017/0207 – Erection of 1no. detached bungalow (Resubmission of application 2016/1050 – amended scheme) – Approved subject to conditions

2017/0992 - Variation of condition 2 of application 2017/0207 'Erection of 1 no. detached bungalow (Resubmission of application 2016/1050 - amended scheme)' to allow the erection of orangery extension, erection of detached garage and alterations to roof – approved

2020/0906 - *Extensions to rear and to the height and length of the roof to convert existing bungalow into a chalet bungalow, with 1st floor living accommodation within the roof space, associated dormer windows and roof lights to front and rear and first floor windows to side* – Refused for the following reasons;

In the opinion of the Local Planning Authority, the proposed extensions and alterations would be materially detrimental to the amenities of the occupants of the neighbouring dwelling by reason of its overbearing and overshadowing impact contrary to Local Plan Policy GD1 and the Council's Supplementary Planning Document 'House Extensions and Other Domestic Alterations'.

In the opinion of the Local Planning Authority the proposed extensions and alterations would be contrary to Local Plan Policy D1 and the Council's Supplementary Planning Document 'House Extensions and Other Domestic Alterations' in that their size and height would be at odds with the neighbouring properties and unbalance the visual amenity of the streetscene. Furthermore, the position and location of the proposed dormers and rooflights is contrary to the requirements of the SPD.

An appeal was also dismissed for this development (Ref: APP/R4408/D/21/3268656).

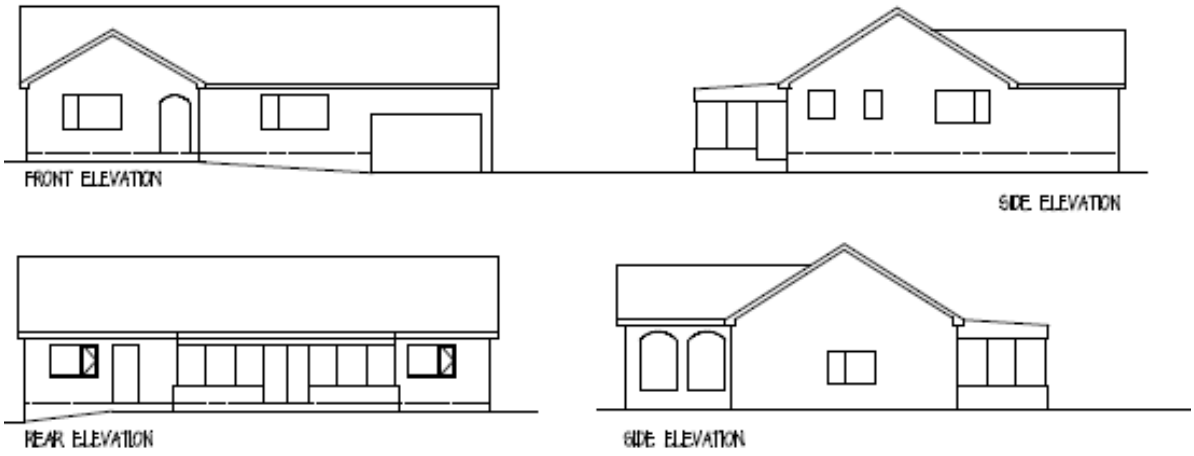


Proposed Development

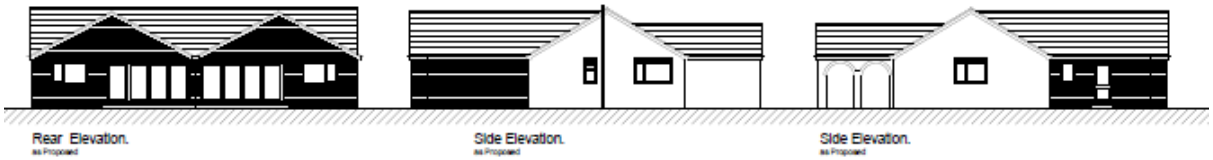
The applicant seeks permission to erect a single storey rear extension to the dwelling. The extension would be arranged as 2 projecting gables and occupy the full width of the rear

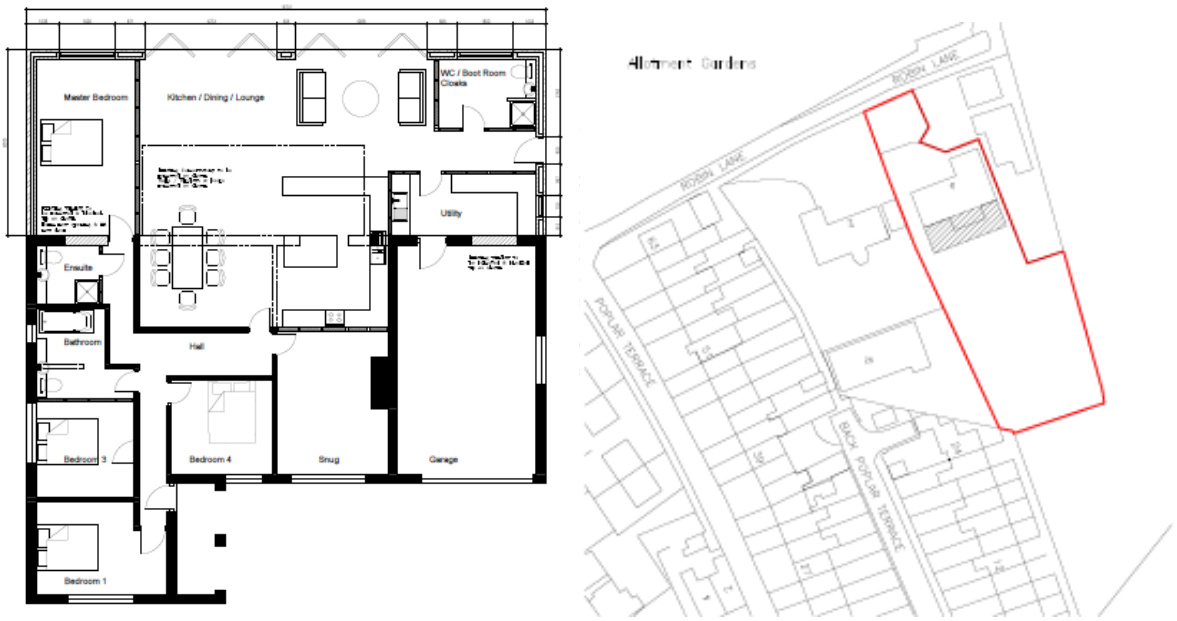
elevation. The extension would project 6m from the original rear elevation. It would accommodate an open plan living/kitchen/dining area, bedroom and WC/boot room.

Existing



Proposed





Policy Context

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

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

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.

Representations

Notification letters were sent to surrounding properties. No objections were received.

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 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.

It should be noted that, if the ridge height of the extension was marginally lower the application could be considered under a larger home extension prior notification application which would be automatically approved if no representations were received.

Residential Amenity

It should be noted the previous proposal was refused partially on residential amenity grounds and included an extension of a similar footprint. However, the previous refusal also included an increased ridge height of 1.5m to the host dwelling and the extension was included under the main roof for the entire property.

The current proposal is still located to the South West of the neighbouring new build and extends beyond the neighbouring rear elevation and orangery by a similar amount, but, the extension now sits under 2no. smaller gable roofs which sit below the existing ridge height of the property. In addition, the extension has a modest eaves height and the roof slopes away from the boundaries shared with neighbouring properties. Therefore, although there would be some impact on the neighbouring property in terms of overshadowing, it would not be unreasonable and, given the revised design and layout, it would not result in an overbearing feature.

There is also a neighbouring property to the West and the extension would extend beyond their rear elevation but, as with the new build property, the roof would slope away from the shared boundary and the extension would be a modest height. In addition, it would be orientated to the North East, as such, amenity levels would be maintained, in accordance with Local Plan GD1.

Furthermore, as outlined above, the extension does not extend much beyond what could be considered under a larger homes' extension under a prior notification application.

Visual Amenity

The previous application was also refused on visual amenity grounds which predominantly related to the increase in ridge height of the host property and the inclusion of dormers. The current application does not include these elements and the host property would remain as exists when viewed from Robin Lane.

The proposed extension is relatively large given the 6m projection and the fact that it occupies the entire width of dwelling, however, the extension is in a relatively non-prominent position with limited views from public vantage points. In addition, the eaves and ridge height of the extension harmonises with the host dwelling and the design and materials are simple to reflect the dwelling. Furthermore, the dwelling sits within a large plot, as such, the extension would not be out of scale with its surroundings.

The extension has been designed with projecting gables which reflect the projecting gable on the front of the host dwelling as well as the gables on the neighbouring dwellings. As such, the amendments have overcome the previous areas of concern and now meet the requirements of Local Plan Policy D1 and the SPD.

As outlined above, if the ridge heights were marginally lower, then the development could be submitted as a prior notification application for a larger home extension where visual amenity is not considered, even if representations are received.

Highways

The current parking situation would be retained and unaffected by the proposed extension.

Conclusion

Taking into account the relevant development plan policies 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 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 Grant – Subject to conditions

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.

The development hereby approved shall be carried out strictly in accordance with the plans (Dwg No.1 Rev A) 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.

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.