
2022/0905

Mr A Waddington

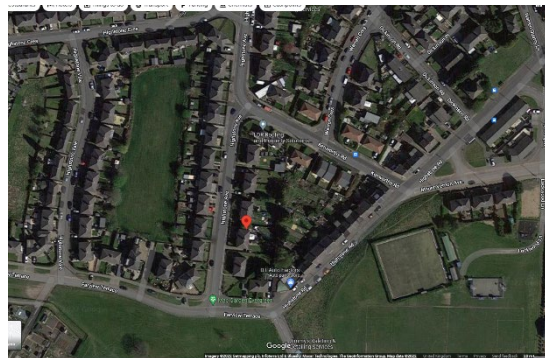
Erection of two storey side and rear extensions with single storey rear extension to dwelling

84 Highstone Avenue, Worsbrough Common, Barnsley, S70 4LF

Site Location & Description

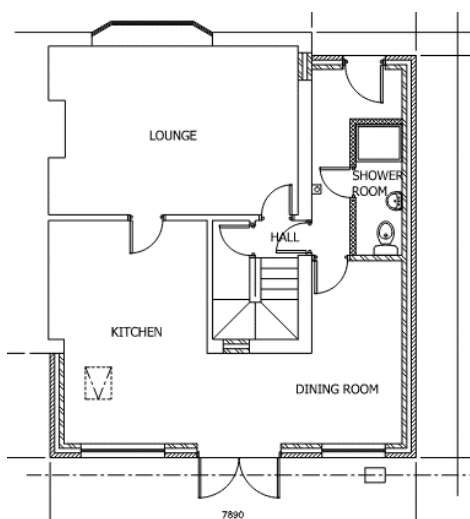
Highstone Avenue is a predominantly residential road characterised by two-storey, red-brick semi-detached dwellings, situated off A6133 Park Road, a busy main road linking the town centre to the east of the borough, which rises north to south.

The application relates to a two-storey, semi-detached brick-built dwelling, with a rear conservatory extension, located on the eastern side of Highstone Avenue. The dwelling is set back from the highway with modest front and rear gardens, the front garden is enclosed by a low-level red brick wall and does not have an off-street parking provision.

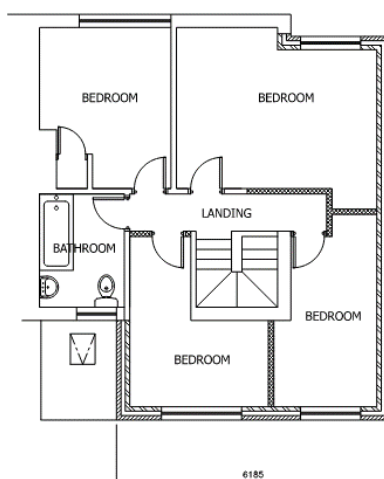


Proposed Development

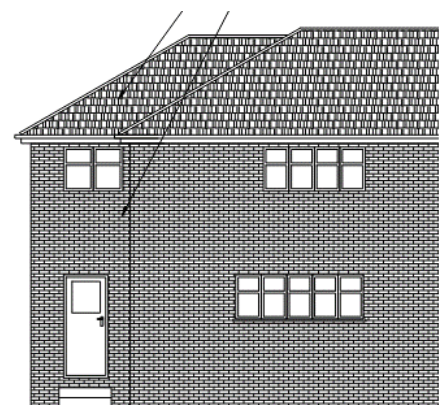
The applicant seeks permission for the erection of a two-storey side and rear extension and single storey rear extension. The proposed two storey side extension is to project 2.2m from the side elevation of the dwelling, extending the full depth of the property and projecting 2.2m beyond the rear elevation and extending 3.9m along it at first floor level and 5.6m at ground floor resulting in the two-storey element being set in from the party boundary by 1.7m.



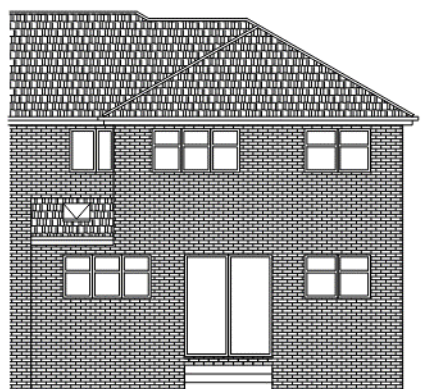
PROPOSED GROUND FLOOR PLAN
SCALE 1:100 AT A3



PROPOSED FIRST FLOOR PLAN
SCALE 1:100 AT A3



PROPOSED FRONT ELEVATION
SCALE 1:100 AT A3



PROPOSED REAR ELEVATION
SCALE 1:100 AT A3

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

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'. In this instance the proposed extension projects 2.2m from the side elevation and therefore complies with the guidance set out in the SPD.

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 500mm and allows for a corresponding lowering of the ridge line therefore complying with the SPD.

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. In addition, the inclusion of the side extension sees the introduction of a door to the front elevation, creating an active frontage. It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Residential Amenity

Supplementary Planning Document – House Extensions and other Domestic Alterations (SPD) states that two-storey extensions to the rear of semi-detached dwellings should not project more than 3.5m and extensions which abut a party boundary and adversely affect main windows will not be allowed.

The proposed extension is to project 2.2m beyond the rear elevation of the existing dwelling, in addition the proposed two-storey extension has been set in from the party boundary by 1.7m which lessens the impact of the proposal on the attached neighbouring dwelling.

For the purposes of daylight and to avoid an overbearing relationship with neighbouring properties, a 45-degree rule is applied to assess the impact an extension would have. A 45-degree quadrant is taken from the mid-point of the potentially affected window; if the extension falls within this area, then it is considered that the proposal would have an overbearing impact on the neighbouring dwelling. Due to the design of the extension, it does not fall within this quadrant and therefore is not considered to have an overbearing impact on the neighbouring property.

The proposed extension would be located to the south of 82 Highstone Avenue, which could lead to some overshadowing of this property, particularly given the potentially affected property is set at a lower level than the application site. However, it is considered that the modest projection of 2.2m would not significantly harm the amenities of the occupiers to a detrimental level.

The design of the 1940s dwellings have resulted in habitable room windows being located on the side elevation of the dwellings, this is evident on all the properties along Highstone Avenue. The inclusion of the side extension would result in a habitable room window of number 82 being located approximately 4.2m from the blank side gable wall of the extension. The SPD states that a distance of 12m should be maintained between a blank gable wall and a habitable room, therefore the proposed extension would not comply with this element of policy. However, the SPD also states that 21m should be maintained between habitable room windows, which currently is significantly less at 6.4m.

Whilst it is considered that the inclusion of the proposed extension would impact on the property in terms of loss of outlook and overshadowing, it would improve levels of overlooking, which is clearly an issue given that the curtains serving these bedrooms appear to be closed during the day. There has been no objection from the affected neighbour and therefore on balance it is considered that in this instance the reduction in the distance is considered acceptable.

The proposed extension does not include windows along the side elevation facing the neighbouring property, and those located in the north-eastern rear elevation are located a sufficient distance from the rear boundary with the properties beyond that the proposal would not increase levels of overlooking, with the existing boundary treatment providing suitable screening.

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 of neighbouring properties to a detrimental level and is in compliance with Local Plan Policy GD1

Highway safety

The proposal does not result in the requirement of additional parking provision, nor does it result in the loss of off-street parking as there is no existing off-street parking provision provided. The dwelling is located on a non-classified road within a residential housing estate where there are no on-street parking restrictions and as such the scheme is considered acceptable in terms of its impact on highway safety.

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