
2023/0332

Mr D Lackie

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

84 Newtown Avenue, Royston, Barnsley, S71 4HB

Site Location & Description

Newtown Avenue is a residential road located within the settlement of Royston. The area is characterised by two-storey, semi-detached properties constructed from red brick and render. A similar scaled extension was approved on the attached neighbouring dwelling, which consists of a two-storey rear extension with a 5m projection.

The application relates to a two-storey, semi-detached brick-built dwelling with render to the front elevation at first floor level, and a concrete tiled hipped roof located on the western side of Newtown Avenue. The dwelling is set back from the highway with a small front garden and a large rear garden which backs onto open playing fields beyond. Access to the property is taken via an existing dropped kerb to the south of the dwelling serving a driveway beyond. The site is enclosed to the front by a low-level red brick wall.

Proposed Development

The applicant seeks permission for the erection of a two-storey side and rear extension and single storey front extension. The two-storey extension is to project 2.4m from the side elevation of the dwelling, projecting the full depth of the property and 4m beyond the rear elevation, and extending along the full width of the original dwelling. It is also proposed to erect a single storey front extension, projecting 1m from the front elevation and extending along the full width of the original dwelling and proposed side extension.



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'. In this instance the proposed extension projects 2.4m 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 front elevation of a building is the most important for its contribution to the street scene. therefore, such extensions 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 the character of the street scene. It is proposed to erect a small front extension, projecting 1m from the front elevation, to extend the ground floor and to create a porch area within the dwelling. The extension maintains the quality and character of the original dwelling and would not have a detrimental impact on the character of the street scene.

The document states that the roof style, and pitch should match those of the existing dwelling, particularly where the extension will be prominent within the street scene or extend on parallel lines at a small scale. Whilst the side extension has been designed with a pitched roof, the two-storey rear element has been designed with a flat roof. However, due to the projection of the extension the width of the rear elevation, and the shallow pitch of the original dwelling, it would not be feasible to include a pitched roof on the rear element. A hipped roof, to match the existing dwelling has been included on the two-storey side extension and the element which projects beyond the rear elevation, and as such the flat roof element would be screened by the two-storey side extension mentioned above and the extension at the neighbouring attached property and therefore the proposed flat roof element is acceptable.

The extension is designed to harmonise with the original dwelling in terms of roof style and pitch, and fenestration, and whilst it is to be constructed from render, rather than a mix of render and red brick, it would not be out of character with the street scene given that there are examples of render within it, particularly the adjoining property which has a fully rendered front elevation. It is also proposed to construct the rear extensions from render, which, given that the rear elevation would not be highly visible from public vantage points is also considered acceptable. As such, it is

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 states that two storey rear extension to semi-detached properties should be designed with a projection of less than 3.5m, however, larger extensions may be acceptable in certain circumstances for instance where the neighbouring house has been extended. The proposed extension has been designed with a projection of 4m, in excess of 3.5m stated in the SP, however as mentioned previously, the neighbouring dwelling has been extended with a projection of 5m.

The proposed two storey extension is to be located on the western elevation, to the south-east of the of the attached neighbouring dwelling, which could lead to an increase in overshadowing. However, given the inclusion of a two-storey extension at the neighbouring property which has a greater projection than that proposed, it is not considered that the proposed extension would lead to a significant increase in overshadowing to a detrimental level.

It is noted that the neighbouring extension has been designed to limit the impact on the application site, in particular a first-floor habitable room window located adjacent to the party boundary. The applicant was requested to amend the submitted plans to afford the same level of protection to the window on the neighbouring property 82 Newtown Avenue.

For the purposes of daylight and to avoid an overbearing relationship with neighbouring properties, particularly adjoining ones, a 45-degree rule is applied to assess the impact a rear 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.

Amended plans have been submitted which ensures that the 45-degree quadrant from the mid-point of the upper floor window at 82 Newtown Avenue, and as such it is not considered that the proposed extension would lead to a reduction in outlook or increase levels of overshadowing to a detrimental level. This quadrant has also been applied to the neighbouring property to the south, to assess the impact on 86 Newtown Avenue. Due to the design and location of this property in relation to the application property, the proposed two-storey side and rear extension would not intersect the 45-degree quadrant, therefore not resulting in a significant loss of outlook from this property.

As the extension would be located to the north of this dwelling, it is not considered that the extension would lead to an increase in overshadowing due to the extension's relation to the potentially affected property and the path of the sun.

There are no habitable room windows located on the side elevation of the proposed extension, therefore there would be no increase in levels of overlooking, whilst an en-suite window is located on the side of the proposed extension, it is not classed as habitable. nevertheless, it is considered prudent to condition the installation of obscure glazing to protect the amenity of the occupants of both properties. The windows located on the front elevation does not project closer to the front boundary than the existing dwelling, and those located on the rear elevation are situated in excess of 10m to the rear boundary.

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. Whilst the scheme includes the provision of an integral garage, this is not of a sufficient size to be classed as a parking space, nevertheless the dwelling is located on a residential, unclassified road and an extension of the same footprint could be erected under permitted development. Therefore, on balance it is considered that the proposal would not have a detrimental impact on the highway network or upon the safe and free flow of traffic and is acceptable and in compliance with Local Plan Policy T4.

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