

2021/1080

Mr Lewis Foster

19 Rectory Lane, Thurnscoe, Barnsley, S63 0RS

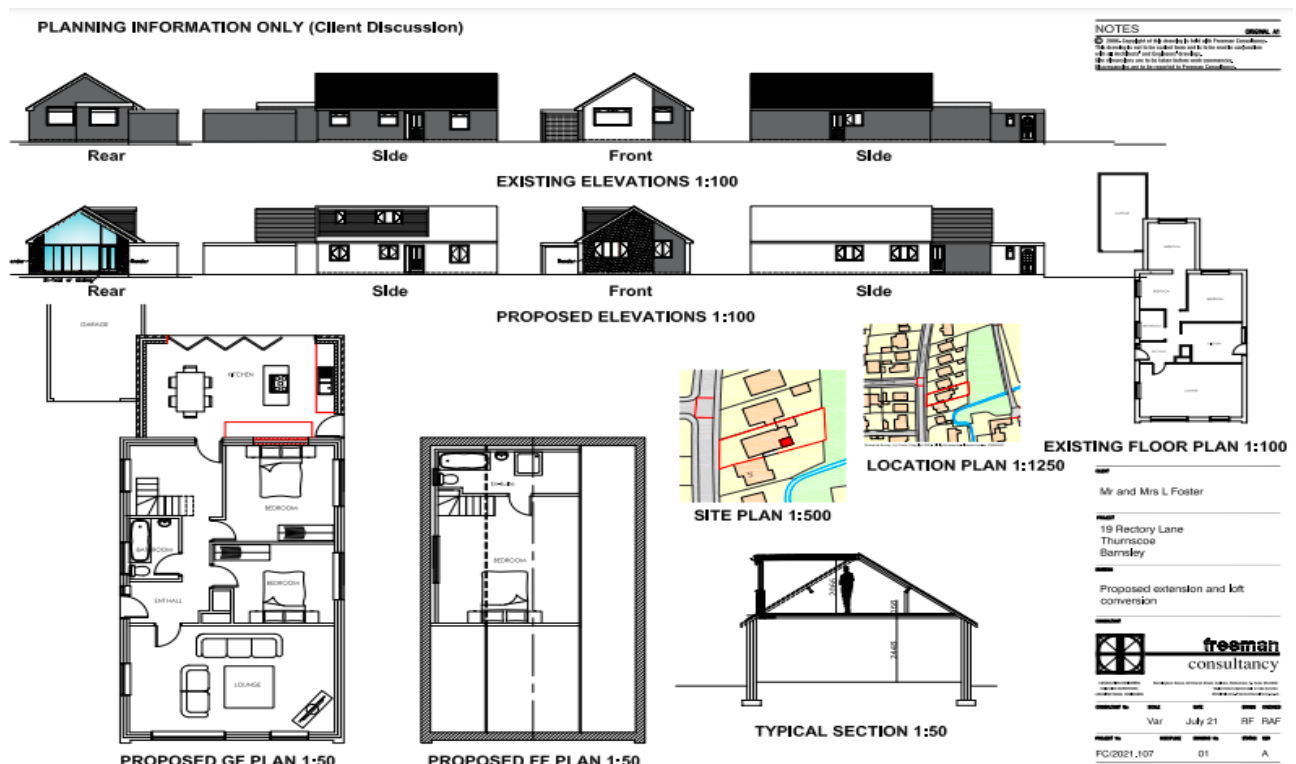
Roof conversion including side dormer window and erection of single storey extension to rear

Site Description

The dwelling is a detached bungalow located in Thurnscoe, constructed of buff brick with additional stone on the front. Rectory Lane has a mixed street scene with bungalows and two-storey dwellings; however, the host dwelling is the last in a run of five almost identical bungalows. The dwelling has a small front garden and driveway to the side, which leads to a garage to the rear. There is also an existing flat roof single storey rear extension to be replaced and a small rear garden.

Proposed Development

The applicant is seeking approval for the erection of a single storey rear extension and roof conversion including side dormer window to facilitate the creation of a habitable room in the roof space. The extension will project 3.92 meters from the rear elevation of the dwelling. The extension has a width of 6.75 meters. The extension will feature a pitched roof with a ridge height of 5.24 meters and an eaves height of 2.62 meters. The materials used will be render which is also proposed on the front elevation.



Policy Context

Planning decisions should be made in accordance with the Local Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) does not change the statutory status of the Local Plan as the starting point for decision making.

The Local Authority (LPA) has also adopted a series of Supplementary Planning Documents (SPD) and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan Allocation – Urban Fabric

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised NPPF does not change the statutory status of the development plan as the starting point for decision making.

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for the decision-making process as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy D1: High quality design and place making – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Supplementary Planning Document: House extensions and Other Domestic Alterations

This document establishes 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 should;

- ***Be of a scale and design which harmonises with the existing building***
- ***Not adversely affect the amenity of neighbouring properties***
- ***Maintain the character of the street scene***
- ***Not interfere with highway safety***

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise.

Where a Local Plan is absent 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. This is assessed against the policies in the NPPF as a whole; or where specific policies in the NPPF indicate development should be restricted or material considerations indicate otherwise.

In respect of this application, relevant policies include;

Section 12: Achieving well designed places - The Government attaches great 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 inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”*.

Consultations

No consultees were consulted for this application.

Representations

Neighbour notification letters were sent to surrounding properties, no comments were received.

Assessment

Principle of Development

The site falls within urban fabric as such, extensions 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 dwelling and are not detrimental to the amenity afforded to neighbours. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Side dormer windows can be in some circumstances erected using permitted development rights however in the case of the proposed, planning permission would be required. This is because any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. In reviewing the submitted plans none of the above criteria are met. Additionally, the window proposed on the side (south east) elevation can be erected using permitted development rights.

Visual Amenity

The main issue for this application is the impact of the proposal upon the street scene (Rectory Lane) and visual amenities of the surrounding area. It is considered that the rendering of the dwelling and the addition of a side dormer would be significantly harmful to the to the street scene of Rectory Lane. The application property is exposed with views of the front and side (north west) elevation from the adjacent Highway. The dwelling is set on an angle with the side (north west) elevation (the elevation the proposed dormer is on) being more prominent in the street scene than the other side elevation. Therefore, the side (north west) elevation of the property is relatively exposed and the proposed dormer on this side elevation of the property would be highly visible.

The SPD states that *“the design of the dormer window should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building”*. There are no dormers evident within the immediate area, as such, the proposed dormer would appear an alien feature, to the detriment of visual amenity. Furthermore, the side dormer would unbalance the host property and also unbalance the symmetry of the five almost identical bungalows on Rectory Lane, hence creating a focal point and dominant feature within the street scene.

The proposal results in an unsympathetic design that does not reflect the development pattern of the area as render and dormer windows are not present on any elevations in view of the host dwelling. It is noted that white cladding is used on the neighbouring semi-detached property (21 Rectory Lane) however that is in line with the design of that property and its neighbour (No.23) which also shares a similar feature and was an addition as a result of planning permission.

The proposal would result in the majority of the front elevation being rendered therefore the rendering would be the main architectural feature of the frontage. Given that the surrounding street scene and the neighbouring bungalows don't feature a dwelling rendered to this degree, the proposal would be harmful to the original character of the dwelling and the street scene. The proposal would therefore not harmonise with the materials used in the existing dwelling or the five almost identical bungalows on Rectory Lane that the host dwelling is viewed in context with.

The proposed development is therefore considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered unacceptable in terms of visual amenity.

Residential Amenity

The proposed side dormer would have an impact upon the residential amenity of the adjacent property (17 rectory lane) in the form of both overlooking and being overbearing. As noted previously the plans do not indicate the windows on the proposed dormer will be obscure glazed. The impact of overlooking is slightly negated by the adjacent property being set further back than the host dwelling therefore the windows would not overlook directly onto the neighbouring garden.

The SPD states that *“extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected”*. The proposed rear extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing, although some increase in overlooking would occur..

Highway Safety

There will be no impact upon highway safety. The proposal increases the number of bedrooms in the dwelling to three therefore, the recommended off-street parking is two spaces. The dwelling has a garage and driveway therefore two off street spaces will be retained.

Conclusion

Overall, the proposal would result in a dwelling that is excessive in scale and uses an anomalous external material in relation to the adjacent dwellings. The rendering of the dwelling and the addition of a side dormer window would create a dominant and incongruous feature that is out of context with the surrounding street scene, presenting an unsympathetic juxtaposition of the host property and surrounding area to the determinant of its visual amenities.

Recommendation

Refuse

In the opinion of the Local Planning Authority the proposed rendering of the front elevation of the dwelling and the addition of a side dormer window would make the host dwelling appear as an incongruous and dominant dwelling, inconsistent with the development pattern of the surrounding area. As a consequence, it would appear as an unduly intrusive feature when viewed in context with the neighbouring dwellings on Rectory Lane. As such it is considered contrary to the Supplementary Planning Document House Extensions and Other domestic alterations, Policy D1: High Quality Design and Place Making of the Local Plan which states that 'development is expected to be of high quality design' and the design standards set out in the NPPF.