

2022/0939

Mr Jack Wakefield

4 St David's Drive, Ardsley, Barnsley, S71 5BH

Two storey side extension

Site Description

The dwelling is a large, semi-detached property in Ardsley. St David's Drive consists of other dwellings of similar size and type, with the exception of some neighbouring detached bungalows. External materials used throughout the street scene appear to be consistent, utilising either brickwork, artificial stonework, or a combination of both.

The dwelling has a garden and a driveway to the front with another garden to the rear. Towards the rear of the dwelling's curtilage is an existing garden shed.

The dwelling benefits from an existing single storey side extension that extends the length of the original dwelling and is visible from public viewpoints. This extension utilises a lean-to roof and matching materials.





Planning History

No previous planning applications.

Proposed Development

The applicant is seeking approval for a two storey-side extension.

The proposals show that the existing single storey extension will remain, however, a new first-floor extension will be created, thus forming the appearance of a two-storey side extension.

Other improvements include extending the extension's projection slightly and in-filling a rear section of the existing ground floor extension.

The existing single storey side extension currently projects 3.10 metres from the side elevation of the dwelling with the proposals showing that this would increase to 3.50 metres.

The existing extension extends the length of the dwelling for 8.06 metres with the proposals showing that this will remain unchanged. However, the first-floor addition would include an equal set-back to the front and rear of the dwelling of 0.5 metres.

The proposed extension would feature a gable roof that follows the form and pitch of the roof of the original dwelling. Due to the proposed set-back at first-floor level, there would be an eaves height of 2.42 metres at ground level extending to 4.78 metres at first-floor level. There would be a total ridge height of 7.50 metres which ensures that the proposed extension would not exceed the ridge height of the original dwelling.

Due to the constraints of the site and the positioning of the dwelling's curtilage, a minimum set-in of 0.27 metres will be maintained from the boundary shared with neighbouring property 419 Doncaster Road whilst a maximum distance of 3.69 metres would also be maintained.

The proposed extension would utilise matching brickwork, artificial stonework, concrete interlocking pantile, and white UPVC for the windows.

Policy Context

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

Local Plan Allocation – Urban Fabric

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. 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; and
- 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. 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 on this application.

Representations

Neighbour notification letters were sent to surrounding properties, with one representation received outlining concerns regarding loss of privacy and potential damage to existing boundary fencing and walls.

An initial site visit was conducted on 23/09/2022 with an additional site visit conducted 18/10/2022 to further investigate and provide reassurance regarding the concerns raised. Conversations were held with both the applicant and the owner of the neighbouring property in which it was outlined that concerns regarding the boundary would be a civil matter, however, reassurance was provided by way of clarifying the distance that the proposed extension would maintain from the boundary line.

Reassurance was also provided in relation to concerns regarding loss of privacy, details of which will be discussed further in the assessment of residential amenity.

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, and highway safety.

Residential Amenity

The SPD states that *‘a 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 two thirds the width of the original dwelling).’* It also states that *‘All two-storey side extensions should have a pitched roof following the form of the existing roof.’*

The proposed extension would be a two-storey side extension incorporating a gable roof that reflects the style and pitch of the roof of the original dwelling. Matching roof materials are also proposed and therefore, the proposals would comply with SPD regarding these aspects.

The proposed extension would project 3.50 metres, whilst the original dwelling has a width of 5.20 metres. The proposed extension would therefore not meet the recommendation of not having an excessive sideways projection by exceeding two thirds the width of the original dwelling by 0.03

metres. However, such a minor incursion is unlikely to detrimentally affect the prominence of the original dwelling within the street scene and as such, would be considered acceptable in this instance.

It is also stated that *“To prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling.”*

The existing single storey side extension is currently level with the principal elevation of the dwelling. As this structure is being retained and developed upon, the ground level of the proposed two-storey side extension would remain unchanged. However, in this instance a set-back of 0.5 metres has been proposed for the first-floor level and is considered sufficient to prevent any terracing affect. The proposals would therefore comply with the SPD.

In addition, it is also recommended by the SDP that *‘where practicable, a side extension should also be set in by one metre from the side boundary with an adjacent property, to further avoid the terracing effect. This also gives the benefit of external access to the rear of the property.’*

In this instance the proposed side extension would be set-in by a minimum distance of 0.27 metres from the side boundary due to the contains of the site and the positioning of the boundary line, however, the adjacent neighbouring property is a detached bungalow set-back from 4 St David's Drive (Semi-detached dwelling) and as such a distance of 0.27 metres, though minimal, is not considered to contribute to any terracing effect and would be acceptable.

The proposed extension would not have a detrimental impact on neighbouring properties by way of overshadowing and being overbearing as its proportions reflect that of the existing dwelling in a balanced way and the dwelling benefits from a position set forward of neighbouring properties as part of a building line that is not uniform.

In terms of overlooking, there is an existing window situated on the side elevation of the original dwelling that currently overlooks the rear garden of 419 Doncaster Road. However, this will be removed as the proposals show that there are no windows proposed on the side elevation of the side extension; these would instead be placed on the front and rear elevations of the proposed extensions first floor. As such, this would actually be considered to be an improvement, increasing the level of privacy experienced by neighbouring property 419 Doncaster Road.

The SPD states that *‘A distance of 12 metres should be maintained to a blank gable wall and a distance of 10m should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary.’*

A distance of 10.54 metres would be achieved between the rear-facing window on the first floor of the proposed extension and the rear boundary. This therefore complies with the SPD.

The SPD states that *‘windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows, to ensure reasonable privacy to you and your neighbours’* explaining further that *‘Habitable rooms should be taken to include: lounge/living room, dining room, kitchen, bedroom and study’*.

In this instance the proposed first-floor rear-facing window of the two-storey extension would not detrimentally reduce the level of privacy to neighbouring properties. The window is proposed to be obscure glazed and a large, detached garage screens any line of sight to neighbouring property 419 Doncaster Road.

The proposal is therefore considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Visual Amenity

The SPD states that '*materials should normally be of the same type, colour and texture to the existing house or as close a match as possible*'. In this case, the proposed materials will match the existing dwelling by utilising matching brickwork, artificial stonework, concrete interlocking pantiles and white UPVC for the windows.

The side extension would be visible from public viewpoints; however, the use of matching materials, and the utilisation of a gable roof would maintain the character of the existing street scene.

The proposed extension would also benefit from a set-back and set-in which would ensure the original dwelling maintains prominence within the street scene, preventing any terracing affect.

The proposed extension is therefore considered to comply with the SPD regarding visual amenity.

Highway Safety

There would be no impact upon highway safety.

Recommendation

Approve with Conditions