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Mr Richard Coles

3 Kexbrough Drive, Kexbrough, Barnsley, S75 5EY

Side and rear extension including raising of roof and installation of side dormer

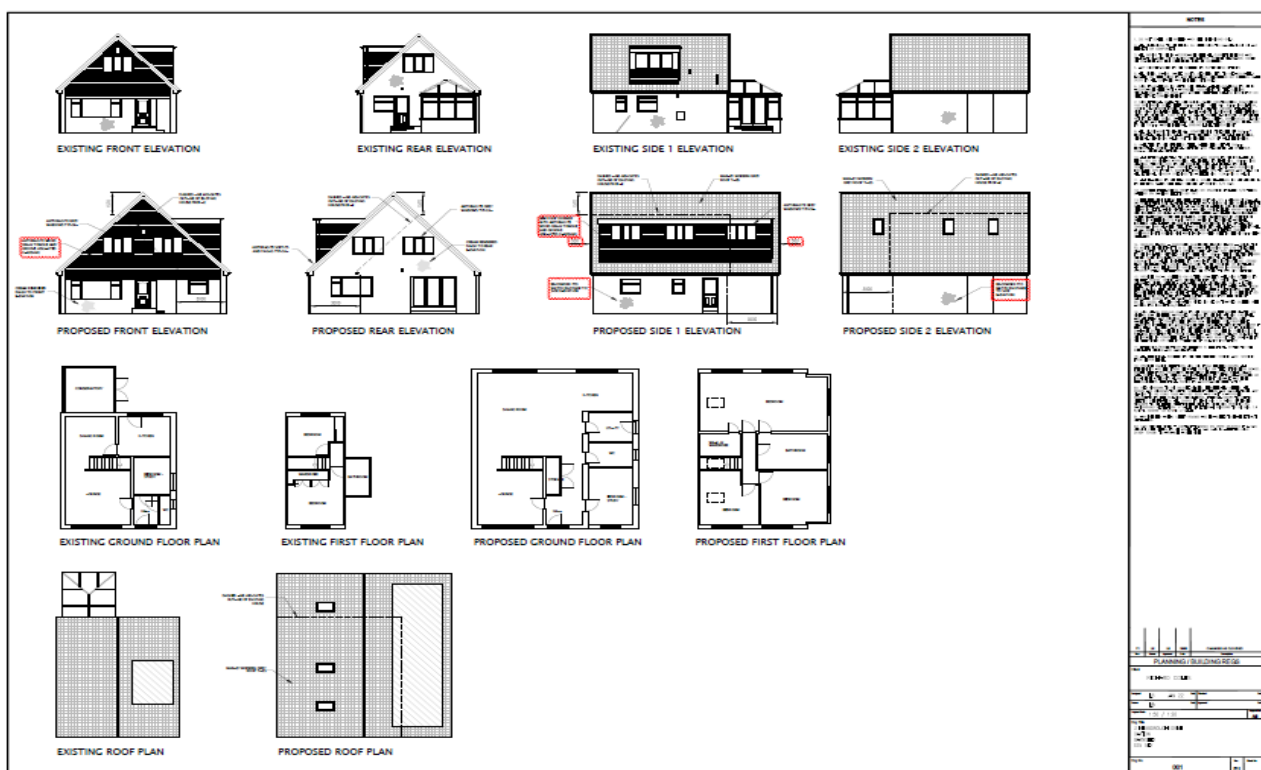
Site Description

The dwelling is a detached dwelling located in Kexbrough. The dwelling fronts Kexbrough Drive and Oak Tree Close which has a fairly consistent street scene featuring both single storey and two-storey dwellings. Dormer windows on side elevations are present as is the use of cladding. The dwelling has a driveway and detached garage to the rear, an existing single-storey rear extension and a garden surrounds the rest of the dwelling.

Proposed Development

The applicant is seeking approval for the erection of a side and rear extension including the raising of roof and installation of side dormer. The extension will project 3 meters from the side (west) elevation and 3 meters from the rear of the dwelling. The extension will feature a pitched roof to be raised 1.58 meters from the existing 6.8 meters ridge height to a proposed ridge height of 8.38 meters and an unchanged eaves of 2.7 meters. The materials used will be cream render, anthracite grey cladding and grey marley modern roof tiles. The existing side dormer window will be extended from 2.93 meters to 10.33 meters in width and increased in height from 2.58 meters to 3.08 meters. The projection of the dormer will be increased from 2.48 meters to 2.95 meters. The materials used will be anthracite grey cladding.

N.B.: On 27/05/2022 the proposal was amended. The render has been omitted from the side elevations of the dwelling the dormer set in 0.5 meters at both sides.



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”*.

Provisions under the ‘Town and Country Planning (General Permitted Development) (England) Order 2015’

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) states that enlargement of a dwelling by construction of additional storeys can be erected without the need to submit a planning application providing certain criteria are met.

This is an important consideration with this application as it represents a potential fallback position, whereby additional storeys can be erected without planning permission, because the Government considers the impact of such development to be modest.

Consultations

Highways Development Control (DC) were consulted and raised no objections.

Representations

Neighbour notification letters were sent to surrounding properties, one objection was received and in summary raised the following;

- I personally don't think this application should be granted due to the fact that this bungalow is on the corner of a small close, where parking is an issue with all the work vans etc that come and go to this address at the moment. The close is already used as a turning circle for the property. I do not think a building of that size you are planning will be appropriate in this area. The view from our window is obscured most days because of the business being run from the bungalow. I am sure allowing this building to go ahead will reduce the house prices around it; if or when we all decide to sell.

In terms of the points raised in relation to parking, Highways DC have raised no objections, whilst the impact on views and house prices are not material considerations and therefore can't be taken into account.

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.

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 will partially match the existing dwelling with the existing brickwork to be maintained on the side elevations of the dwelling. The cladding is to be retained however changed in colour to anthracite grey. Cladding is featured prominently in the street scene however the majority of it is white as existing on the host dwelling.

The exception to this comes at the neighbouring dwelling (1 Oak Tree Close) which features cedar cladding on the front elevation approved under planning application 2007/1659. This is arguably more harmful to the street scene than the proposed anthracite grey cladding as the majority of roofs in the street scene feature grey slates with the exception to this again being on the neighbouring property which features red roof tiles. Furthermore, the use of render is not considered harmful as the neighbouring dwelling features a rendered front elevation.

Furthermore, it is considered that the raising the roof of the property is acceptable, as the property is set back from the adjacent dwelling, 1 Kexbrough Drive, and therefore would not appear overly prominent within the street scene. Also, two-storey dwellings are present on Kexbrough Drive and Oak Tree Close. Due to the heights, materials and design of dwellings within both street scenes the proposed raising of the roof is not expected to look out of character nor be detrimental to visual amenity. The extension utilises a pitched roof in the same design as the existing dwellings pitched roof so its overall design will be similar to what is existing, but just larger. The footprint of the building would also be similar to that of the adjacent property.

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 dormers evident within the immediate area, and on the existing dwelling. Therefore, the enlargement of the dormer is not considered detrimental to visual amenity.

The SPD states that single storey side extensions *"should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling)"*. A projection of two thirds of the original dwelling would be 4.66 meters and the proposed projection is to be less than this at 3 meters. Therefore, the proposed projection is acceptable.

The dwelling is located on a corner plot and the SPD states *"On corner plots the sideways projection or a single storey side extension should not exceed more than half the width of the existing gap between the original dwelling and the side boundary"*. The proposed side extension exceeds this distance by 0.5 meters however this would not be considered detrimental to warrant refusal in this circumstance as the terracing effect is negated, the extension is in keeping with the character host dwelling and there will be no impact upon highways safety in relation to the loss of pedestrian visibility. The visual amenities of Oak Tree Close would therefore not be negatively impacted by this breach of the recommendation.

The proposed extensions partially conform to the SPD in terms of the external materials, roof type and projection however the proposal will have little detrimental impact upon the character of the street scene due to the materials and features present within it and the dwellings in the vicinity that are two-storey. In essence the appearance of the building will be very similar in terms of design to what is existing but would be a bigger version but the size is mitigated by its existing set back from the adjacent property and the presence of predominantly two storey properties in the area.

The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

Whilst the proposed upwards extension increases the size and scale of the dwelling, it would not cause significant harm in terms of overshadowing or being overbearing. The distance to the neighbouring dwelling to the side (west) is approximately 16 meters and intercepted by Oak Tree

Close. The distance to the dwelling to the rear is approximately 11.85 meters and facing onto a side elevation with no habitable windows. There will be some impact on 1 Kexbrough Drive as the extension projects 3m back from existing but as it will partially replace an existing extension, the roof will slope away and the eaves level is low (2.7m), then it is not considered that it would result in any significant overshadowing to the property. The proposed rooflights on this elevation are small in scale and would not cause significant overlooking due to being on roof slope

The SPD states that *“a distance of 12 metres should be maintained to a blank gable wall and a distance of 10 meters should normally be provided between rear-facing windows in the first floor (and above) and the rear boundary”*. This distance is only breached by 0.15 meters and a distance of over 10 meters is maintained to the rear boundary. There is an existing dormer to the side and the enlargement of this would not increase the overlooking significantly as it would look onto the blank side of the next house, across a road, at a distance of over 12m.

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

Highway Safety

Highways DC have raised no objections to the scheme. The proposal would retain the garage and additional parking area to the rear. There will therefore be no significant impact upon highway safety.

Recommendation

Approve with Conditions