
2023/0006

Applicant: 9 Milner Avenue, Penistone, Barnsley S36 9DB

Description: Single storey extensions to south and west elevations. Re-cladding of existing dwelling and proposed extensions. Erection of detached double garage

Address: 9 Milner Avenue, Penistone, Barnsley S36 9DB

Site Location and Description

Located to the west of Penistone town centre, just off the A628, the dwelling occupies a large end corner plot of Milner Avenue, which is a cull-de-sac of similar, circa 1960's red brick or buff brick detached bungalows. Many of the bungalows on the street have been considerably altered, this has partially diluted the street scene but overall, there remains some similarity between buildings.

To the west of the dwelling, behind the rear garden is an agricultural field designated as Green Belt but shortly beyond the field is the settlement of Thurstone. Literally rising to the south of the dwelling is a steep, tree lined embankment leading to Penistone (Stottercliffe) Cemetery. Both to the north and east of the dwelling are residential dwellings, of which both the immediate neighbours have made considerable additions or alterations to their dwellings.

When a site visit was conducted, I was shown the condition of the existing brickwork. Whilst I am not able to offer a qualified opinion, I was able to see a visible deterioration of the brickwork.

Planning History: None

Local Plan Designation: Urban Fabric

Proposed Development

The amended proposal is for a large rear extension, side porch extension and amendments to the front elevation. Additionally, a large, detached garage is also proposed.

In specific relation to the main dwelling, a large single-storey rear extension with a projection of 10.4m and a maximum width of 6.98m is proposed, although due to a roof overhang, except for the rear wall, the extension would feature a width of 6.08m. The closest point of the proposed extension to the boundary with No.10 is 2.89m with a 4.34m gap between dwellings. There are no side windows proposed on the north elevation facing No. 10. On the opposite elevation looking into the garden and proposed patio area are three full length glazed windows and a set of glass doors. There is a minimum of 3.16m, extending to 5.2m between the rear wall of the proposed extension and the rear boundary with agricultural Green Belt land. Due to a land gradient, gently sloping downward from the west to east, the flat roof height varies but there is a maximum extension height of 3.34m on the north facing elevation. A large, glazed panel is proposed within the flat roof.

On the northern facing side elevation is a proposed porch and rear entrance way. The door and steps leading up to the door face eastwards. The measurements for the porch are a 1.81m projection, a 3.36m length, and maximum pitched roof height of 3.39m. The distance to the boundary is 1.08m and 2.53m to the neighbouring dwelling of No. 10.

On the south facing elevation, two combined single-story extensions are proposed. The first with a side projection of 7m, with length of 7.2m is proposed. There is a slight rear setback from the original dwelling at the rear but a 0.5m set back from the front elevation, stepping back further along the side projection. There is one small window proposed within the side elevation looking towards No. 8. This window would be located within a utility room and feature obscured glass. Further new windows within the side elevation would be on the south and west elevations, not overlooking any dwellings. This section of the proposed extension would be covered by a proposed new roof grey tile roof, covering the whole dwelling excluding the rear extension and porches. The final proposed and adjoined extension is a porch with a side projection of 2.35m, a length of 3.59m and a maximum roof height of 3.45m

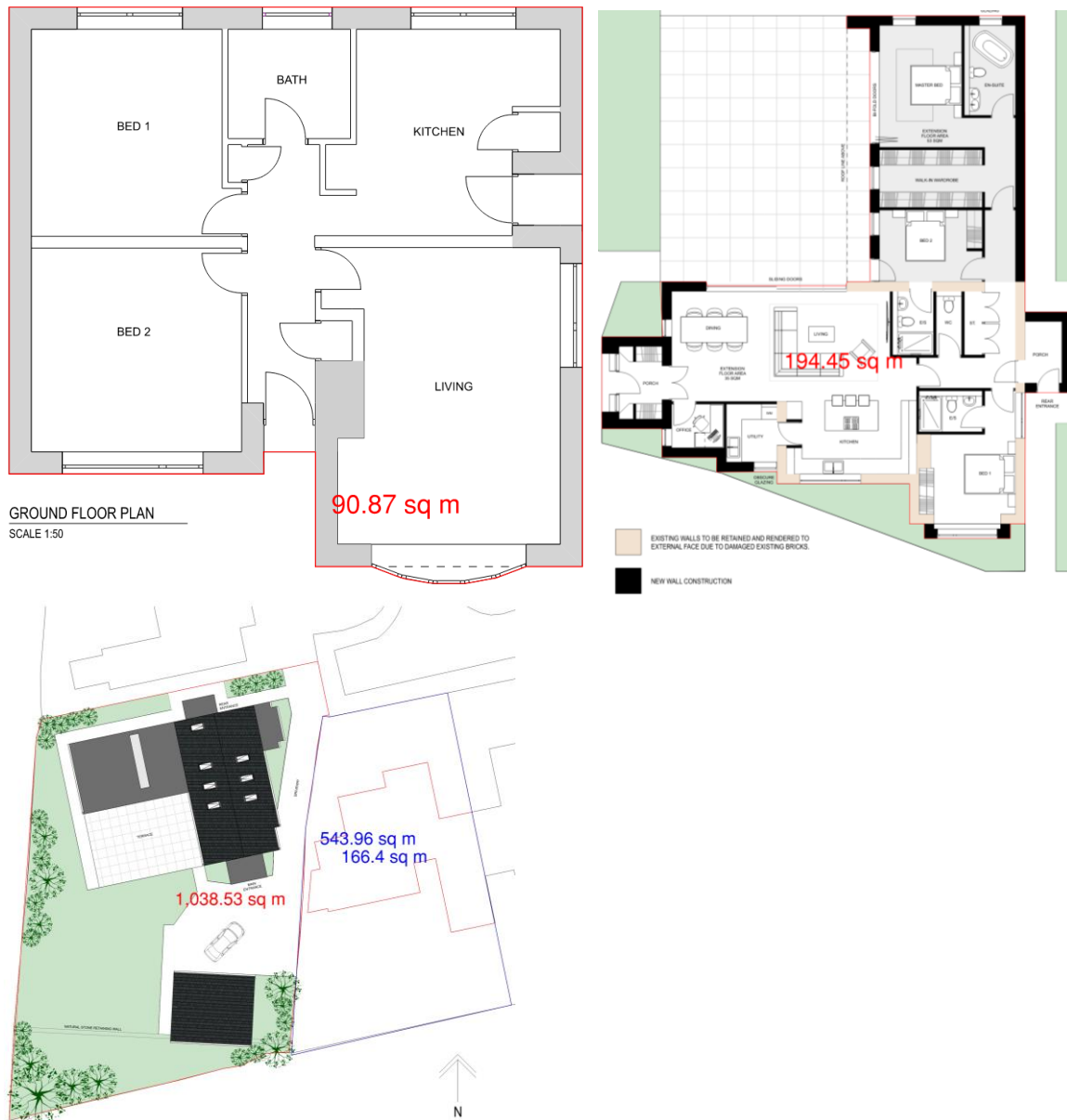
Additional alterations would include replacement of all windows including a bay window which would be partially replicated by the addition of a contemporary style bay window in the location of the original bay window. Such bay windows or front protrusion are a characteristic of the street. Multiple roof lights would be added across the roofline. New entrance doors are proposed.

External works within the curtilage would include a detached brick garage, amended from original plans to be set further back within the garden, behind the build line. The proposed double garage would have a footprint of 50 sqm, with a dual pitched roof ridge height of 4.43m and would be of ancillary use to the main dwelling. In addition to double garage doors, the rear of the garage would feature a single door and window. The garage would be 4m from the boundary with No. 8 and the rear window would not overlook No. 8. A new terrace would be created adjacent to the western elevation and proposed rear extension. Additional or replacement hardstanding would be created for the driveway. A new natural stone wall would be created within the confines of the curtilage, but not as a new external boundary.

Proposed materials are of a majority in keeping with the existing materials, with the notable exception of new windows, which would be all replaced with a new matching style. Many walls including the large rear extension would be constructed of similar coloured brick work to that of the existing dwelling. Small sections of render are proposed to be used, particularly in areas where the existing brickwork has become damaged. The detached garage is proposed to be constructed of brick. A replacement roof of the same colour is proposed which would cover selected extensions to the house and reduce notable difference in roof additions. Pitched or dual pitched roofs are proposed for the porches and garage to match the principal roof, whilst the rear extension would feature a flat roof.

In total the existing footprint of the bungalow would increase from 90.87 sqm to 194.45 sqm or by 113%. Excluding the detached garage, this would represent a 19% covering of the whole curtilage

area of 1038 sqm. In relation to the proposed garage, this would utilise 6% of the 843.55m of the available garden space.



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 on 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.

Penistone Neighbourhood Development Plan

Local Plan Policies

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

D1 - High Quality Design and Place Making – Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Supplementary Planning Documents

House Extensions and other Domestic Alterations

NPPF

The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise.

Consultations

Parish Council – No response

Highways DC - Highways have deemed the proposals acceptable and note that they do not adversely impact upon highway. They have requested a standard highways condition to be added to the planning consent.

Representations

Letters were sent out to selected dwellings on Milner Avenue. One comments and one objection from consulted residents were received, and two unsolicited comments were also received. The issues raised related to the following:

- Ongoing preparations work (this should now have been completed)
- Design not in keeping with estate
- Prefer the garage to be positioned closer to field

Assessment

Principle of development

Whilst the extensions to the dwelling are unquestionably large, in the context of the street, many existing dwellings have been significantly extended. In a smaller plot, the proposed extension would probably be considered excessive. However due to the large plot, the proposed increase in size appears proportionate. To highlight the proportionate nature of the proposed works, a comparison with adjoining neighbour No.8 was completed.

The original size of number 8 is unknown, but it would have in all probability been of a similar size that of No. 9 and other similar dwellings on the street. The current extended size of No. 8 is 166.4 sqm in a curtilage of 543.96 sqm which would equate to 30% of the curtilage covered by a dwelling. The proposed footprint size of No. 9 would be 194.45 sqm in a curtilage of 1038 sqm, which would equate to 19% of the curtilage covered by a dwelling. If the garage was also considered, proposed bungalow and detached garage would represent a 244.45 sqm footprint or 23.6% of the curtilage covered by a dwelling and garage.

One minor factor that potentially exceeds the guidance set out within the House Extensions and Other Domestic Alterations is in relation to the side projections. Side extensions should not feature an “excessive sideways projection (i.e. more than two thirds the width of the original dwelling).” Neither of the side projections, when porches are included, individually exceed this limit. However, when measured from the widest points of both elevations, the recommended limit is exceeded by 0.64m. This is based on a total width of 18.31m, and an original width of 10.6m. Whilst this is not an insignificant amount, as the difference is not within one single extension and is only this wide when the width is measured between the furthest two projection points of the proposed porches, it is not considered a significant departure in respect to the size of the broader development, especially as the majority of the side extension on the north elevation features a predominantly shorter side projection.

Visual Amenity

There will be some harm to the visual amenity of the area as the dwelling embraces some contemporary design choices. However, this harm would not be of a significant nature due to the overall design of the proposed extensions featuring design characteristics of the street on the two most visible elevations and the most contemporary design features hidden at the rear of the dwelling. From the originally submitted plans, which would have impeded on the visual amenity significantly, the amended plans have greatly reduced this impact to a minimal and ultimately acceptable level.

Residential Amenity

In terms of the rear extensions the closest point of the proposed extension to the boundary with No.10 is 2.89m with a 4.34m gap between dwellings. There are no side windows proposed on the north elevation facing No. 10.

In terms of the side extensions, whilst these will be closer to neighbouring properties they are single storey and have been designed with the windows facing away from the nearby neighbours. There is one utility window that would face No.8 but this is to be obscure glazed to prevent any overlooking.

In terms of the garage this would be single storey would be 4m from the boundary with No. 8 and a further distance from the neighbouring house itself. The rear window would not overlook No. 8 and as such it would not impact significantly on the neighbouring property.

Given the above there does not appear to be anything within the proposals that would significantly interfere with residential amenity of nearby dwellings or the broader area.

Highway Safety

No concerns as sufficient off street parking is provided.

Summary

The proposed extensions to the dwelling are large, but in the context of the street, many other dwellings have been significantly extended, but may have been limited by curtilage size. The original plans for the proposed works were significantly out of character with the street scene of Milner Avenue. The revised plans reduce the impact of the proposal on the street scene and although modern elements are included, the broad elements of the proposed works, especially on the most visible eastern front and northern side elevation are most in keeping with the street scene, whilst the most contemporary elements feature on the rear elevations. Consideration has been given to comments made by residents in their representations and the amended plans have been considerably amended from the original plans proposed, taking into account suggestions from a planning perspective, which included concerns interpreted from received comments.

With no concern about highway safety and with no impact on neighbour or local amenity, there is no single or combined aspect of the proposal significant enough merit a recommendation for refusal.

Recommendation - Approve with conditions