

2021/1439

David Burkill

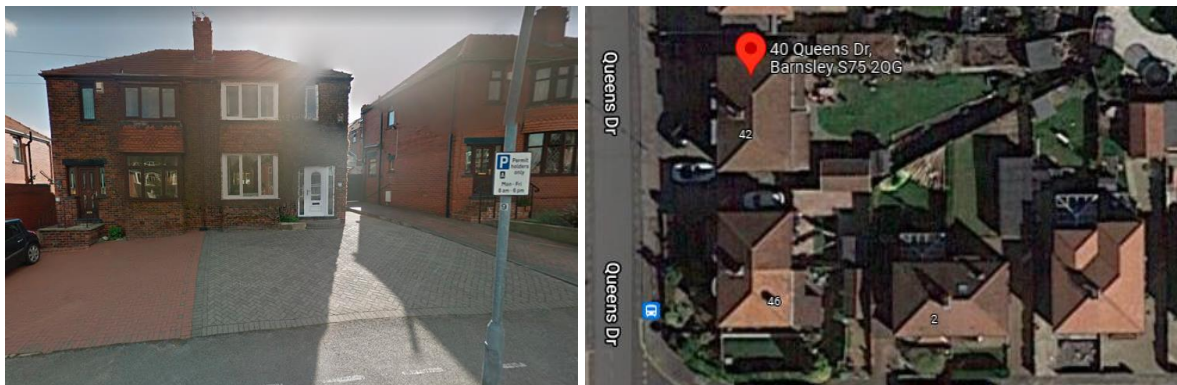
Erection of two storey extensions to side and rear and erection of detached outbuilding to rear to create garden room

42 Queens Drive, Old Town, Barnsley, S75 2QG

Site Description

The application relates to a semi-detached, 2 storeys, brick built, hip roofed property located within a predominantly residential area. The front of the property is open and entirely block paved providing off road parking. There is a walkway/driveway down the side elevation of the property to the rear garden area. There is an existing lean-to single storey extension on the rear elevation which opens onto the garden. The rear garden is triangular in shape and gets narrower towards the rear boundary. On the Southern boundary is a detached, pitched roof garage.

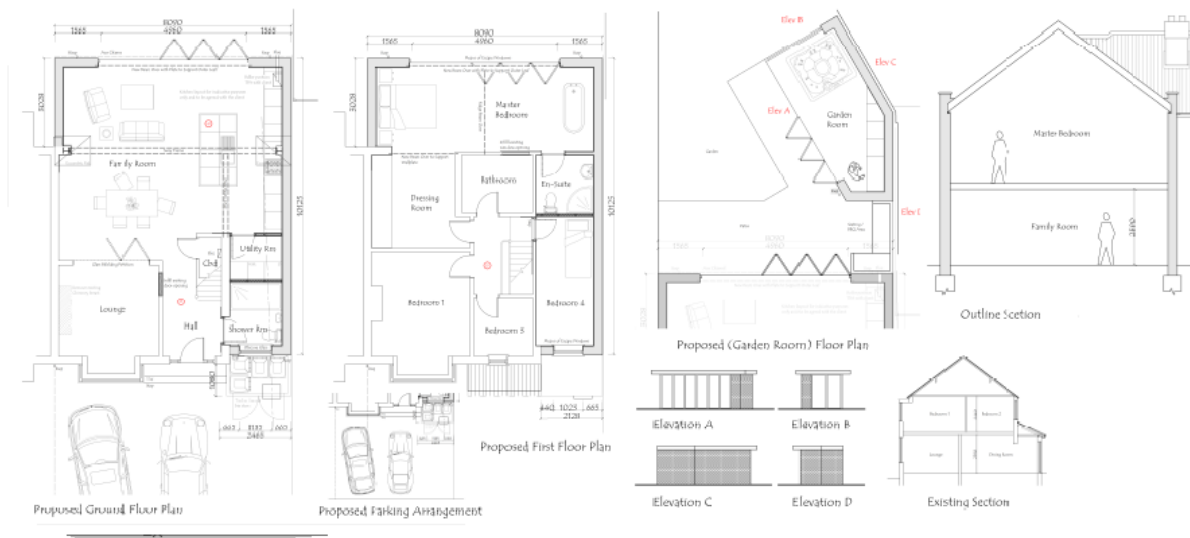
There is an attached neighbouring dwelling to the North and a pair of semi-detached dwellings, built on a higher level to the South. There are dwellings, which front on to Queens's way, backing on to the Southern boundary and further dwellings, and their associated amenity space, beyond the rear boundary.



Site History

2021/1103 - Erection of two storey extensions to side and rear, pitched gable roof over the two-storey bay window projection to the front, single storey amendments to the front including roof canopy over entrance door and bin store and erection of detached outbuilding to rear to create garden room - approved





Proposed Development

Since the approval under application 2021/1103, the applicant has decided to amend the plans. The internal layout would remain as previously approved and the garden room would remain the same, however, changes to the external design and appearance of the 2-storey side and rear extensions are proposed. The main amendments include a gable roof on the side extension, instead of the approved hip and a small, glazed apex has been proposed above the first-floor glazing on the rear elevation. Furthermore, the previously proposed apex above the 2-storey front bay has been removed from the scheme, as has the front bin store.

Minor changes to the glazing in the bay windows is also proposed, including incorporating more elongated openings.



Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following Local Plan policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

SPD's

Supplementary Planning Document (SPD) – 'House Extensions and other domestic alterations' sets out 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 for should:

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

These policies are considered to reflect policies set out in the revised NPPF, which requires development to be of high-quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Representations

Notification letters were sent to surrounding properties. No objections were received.

Assessment

Principle of Development

The site is allocated as Urban Fabric within the Local Plan, as such, extensions and alterations 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 property and are not detrimental to the amenity afforded to adjacent properties.

Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

As with the previous approval, the proposed rear extension sits directly to the South of the attached neighbouring dwelling and would result in some overshadowing. However, the neighbouring property does have an existing rear single storey extension and the extension has a projection circa 3m. The SPD states '*Two-storey rear extensions to semi-detached houses should, therefore, generally be designed with a rear projection of less than 3.5 metres*'. Therefore, the overshadowing would not be unreasonable, and the extension would not be a significantly overbearing feature, in accordance with Local Plan policy GD1. It should also be noted that there are numerous similar rear two storey extensions within the immediate area.

The only difference between the proposed 2 storey extension and the approved one is the small, glazed apex above the first-floor opening. The addition would be set in from the

shared boundary and only be a modest addition, as such, residential amenity levels of the proposed scheme would not be significantly different to the approved scheme.

It is noted that the two-storey side/ rear extension would be immediately adjacent to the semi-detached dwellings to the South and would now include a gable compared to the approved hip. The extension would also be in close proximity to side elevation windows, although, they do not form the principal elevation and mainly serve non-habitable rooms or are dual aspect.

The extension would project beyond the neighbouring original rear elevation but again would be circa 3m which is within the SPD requirement. In addition, the extension would be directly to the North and the neighbouring property is built on a higher level and has an existing conservatory extension to the rear. As such, it would not result in significant overshadowing or be an overbearing feature.

There are no windows proposed on the side elevations of the extensions facing the shared boundaries or neighbouring habitable room windows. There are large glazed bi-fold doors proposed in the ground and first floor levels of the rear elevation of the extension, however, they would be over 12m from the rear boundary, in excess of the 10m required, and would not directly face neighbouring habitable room windows of the properties beyond the rear elevation. The first-floor opening, as previously approved, is relatively large and does have a balcony, however, it is a Juliette balcony and would not allow the occupants to step out, as such, the privacy of the neighbouring garden areas would not be significantly compromised. It is noted additional glazing has been incorporated since the previous approval, however, that would be above the main opening and have a high sill height, as such, it would not significantly increase overlooking.

The garden room remains as previously approved. It replaces an existing garage and is only marginally over what could be constructed under permitted development rights. Its positioning on the Southern boundary and to the north of the neighbouring amenity space means it would not significantly overshadow or be an overbearing feature, in accordance with Local Plan Policy GD1.

Visual Amenity

The most visible part of the proposal from the streetscene and public vantage points would be the 2-storey side extension. The extension would be set back from the original front elevation and have a roof ridge lower than the host property but parallel to it, in accordance with the requirements of the SPD. As such, the extension would be a subordinate addition and would be an obvious extensions, in order to maintain the host property as the main dominant visual feature.

Obviously, the host property is a hipped roof property, and the previous approval was for a hipped roof extension, however, the current proposal is for a gable, which is at odds with the roof character of the host dwelling. The preferred choice would be for a hip; however, it has to be taken into consideration that a hip to gable conversion is permitted development which considerably weakens an argument for refusal. In addition, a similar extension on the same street was recently approved for that very reasons (as shown below) as such, the proposal would not result in an alien feature and a refusal could not be warranted in this case.



Although the eaves of the extension match the host dwelling, a small parapet would be included to create a valley to direct rainwater, instead of having gutters. This would maximise the developable area. The parapets are not overly common within the area, but they are relatively modest and not highly visible, as such, visual amenity would be maintained to a reasonable degree. Furthermore, it is arguable that the parapets are a more neat and visually appealing solution compared with standard plastic gutters. They also mirror the previous approval.

The wide fenestration on the rear elevation of the extension is in contrast with the existing openings on the property. However, this elevation is not highly visible from public vantage points. In any case similar openings could be inserted into the existing building without planning permission and the openings match those of the previous approval.

The previously approved front wheelie bin store has been removed from the scheme. Ideally wheelie bins would be stored to the rear of the property away from the front elevation and the streetscene. However, there is currently no requirement for the applicant to store the bins to the rear and a permitted development single storey side extension would have the same effect as the proposed extension in that it would cut off pedestrian access to the rear. Also, the similar development on the street (as shown on the photo above) has the same arrangement as proposed.

The outbuilding remains as previously approved, it would be in a non-prominent position and not visible from public vantage points. It would replace an existing garage and, as outlined above, with a modest amendment would be permitted development.

The proposed changes to the front dormer are relatively minor and would not

Highways

Although the side drive and rear detached garage would no longer be available, this could happen if a permitted development side extension was erected. In any case, the front of the property is already block paved and provides off road parking for 2no. vehicles, in accordance with SPD Parking. This would not be significantly affected by the proposed works.

Conclusion

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the revised scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation Grant – Subject to conditions