**2023/0613**

**Mrs Margret Kitching**

**25 Grosvenor Drive, Barnsley, S70 6HU**

**Single storey front extension and alterations to existing bungalow including re-roofing of existing roof with provision of new roof lights, new pitched roof above garage and fenestration changes.**

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## Site Description

25 Grosvenor Drive is a single storey detached bungalow located in Barnsley and in an area that is principally residential alongside educational facilities. Beyond the immediate surrounding area of the site, Pogmoor Recreation Ground and Penny Pie Park are located to the west, Barnsley Hospital to the north, Barnsley Town Centre to the east, and Shaw Lane Sports Ground to the south.

Grosvenor Drive has a variable street scene comprising of a mix of dwelling types, including two-storey detached and semi-detached houses, terraced houses linked by attached side garages, and single storey detached bungalows. Properties are largely brick-built with minimal stonework facades at ground level, and feature gable and pitched roofs with grey concrete roof tiles. Bungalows to the south side of Grosvenor Drive feature timber clad gable detailing and are fronted by stone-built chimney breasts. Properties are positioned on slightly sloping topography descending south-to-north and in variable building lines that follow the form of the road.

The applicant dwelling is a brick-built property fronted by modest garden space and a formed driveway. It features a gable and pitched roof utilising grey concrete roof tiles. It also features a bay window to its front elevation and an existing single storey, flat roof attached garage to the side. To the rear are patio and garden spaces enclosed by timber panelled fencing. Further boundary treatments comprise of existing vegetation and tree lines with small outbuildings along the western boundary line. Beyond the northern (rear) boundary line is an existing mature tree line that offers screening from Dodworth Road.



**Planning History**

- B/92/0238/BA - Erection of extension to dwelling. – Approved with Conditions.

**Proposed Development**

The applicant is seeking approval for the erection of a single storey extension to the front of the dwelling and alterations to the existing bungalow including the re-roofing of the existing roof with provision for roof lights to the rear and a new pitched roof above an existing attached garage.

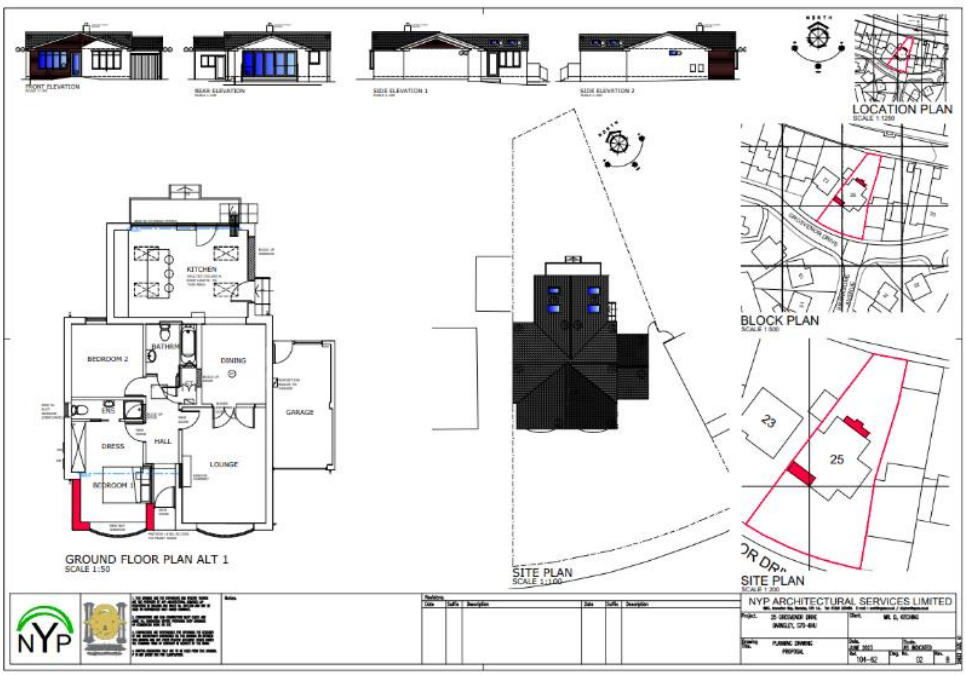
The proposed extension would project from the front elevation of the main dwelling by approximately 2.4 metres (including the bay window) and have a width of approximately 3.4 metres. It would feature a new, larger apex roof with an approximate eaves and ridge height of 2.6 metres and 3.7 metres respectively.

A new pitched roof would be erected above an existing attached garage, replacing an existing flat roof. The new pitched roof would have an approximate eaves and ridge height of 2.6 metres and 3.6 metres respectively.

External alterations to the existing dwelling include the removal of a chimney, the insertion of a new obscure glazed window on the West (side) elevation, the build up of an existing window on the East (side) elevation of the existing rear extension, the insertion of bi-folding doors to the North (rear) elevation of the existing rear extension, the creation of a raised platform to the rear with new stepped access to the rear garden, and the insertion of 4 no. roof lights within the roof of the existing rear extension.

The proposals also include provisions for various internal alterations.

Proposed external materials include the use of brickwork, concrete roof tiles, white UPVC doors and windows, and aluminium bi-folding doors.



## Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 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.

Local Plan Allocation – Urban Fabric

The site is allocated as Urban Fabric within the adopted Local Plan, which has no specific land allocation and therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

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; reflecting the principles of 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.***

## Consultations

No consultees were consulted on this application.

## Representations

Neighbour notification letters were sent to surrounding properties and no responses were received.

**Assessment**

Principle of Development

The site falls within urban fabric which has no specific land allocation. The site and surrounding area are made up principally of housing; therefore, extensions and alterations 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

Proposals for extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that *'extensions to the front of detached houses which are set back from the highway or set on staggered building lines may be acceptable, especially where the extension would be modest in scale and not adversely affect any adjacent property.'*

In this instance, the proposed front extension would be of a similar scale to an existing front projection forming the footprint of the original dwelling. It would be set back from the highway and built south-east of and adjacent to the blank gable walls forming the eastern (side) elevation of neighbouring property 23 Grosvenor Drive which is also slightly set forward of the applicant dwelling.

It is acknowledged that extensions built to the south, south-east and south-west of neighbouring properties will generally have a greater impact regarding overshadowing due to the natural movement of the sun path. It is also acknowledged that the proximity of the proposed extension to the shared boundary line would contribute to some additional impact. However, given that neighbouring 23 Grosvenor Drive is slightly set forward within the building line, the habitable room windows located on its front elevation would remain largely unaffected.

Similarly, the proposed erection of a new pitched roof above an existing attached garage to the eastern side of the dwelling is not considered to significantly impact neighbouring property 27 Grosvenor Drive, especially as the new roof would adopt a restrained roof height below the ridge line of the roof of the original dwelling and be built adjacent to blank gable walls forming the western elevation of 27 Grosvenor Drive.

The proposed front extension and external alterations, including a new pitched roof above an existing attached garage would be positioned in a way that would not directly obstruct habitable room windows of neighbouring properties, specifically those located on front and rear elevations; as such, the proposals are unlikely to result in a loss of outlook.

Regarding overlooking and loss of privacy, the SPD states that *'12 metres should be maintained to a blank gable wall and 10 metres should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary. 21 metres should also be maintained between habitable room windows on the extended property and any other property with habitable room windows.'*

The SPD also states that *'raised platforms will only be allowed where the privacy of neighbouring properties is not detrimentally affected either by positioning the raised platform away from the boundary line, or where sufficient permanent screening such as a high boundary wall or fence or outbuilding in an adjacent garden exists.'*

In this instance, the footprint of the dwelling, including an existing single storey rear extension will remain largely unchanged, therefore, maintaining existing distances from the site boundaries.
The proposed raised platform would project from the rear elevation of an existing rear extension by approximately 1.1 metres and would be approximately 0.4 metres high. It would be set in from the

eastern and western (side) boundary lines by approximately 2.7 metres. Existing boundary treatments to the rear comprise of high timber panelled fencing and vegetation, with an established tree line of mature specimens beyond the northern boundary. Directly adjacent to the western boundary line are existing outbuildings both within the curtilage of neighbouring 23 Grosvenor Drive and the applicant dwelling.

The maintained distance from shared boundary lines together with existing boundary treatments and existing structures within the curtilage of the applicant dwelling and neighbouring properties are considered to be sufficient to mitigate the impacts regarding overlooking and would maintain privacy to a reasonable degree.

Therefore, the proposals are not considered to be overbearing resulting in increased overshadowing and overlooking, or reduced levels of outlook, that would significantly increase beyond existing levels of impact that are currently experienced and tolerated and would otherwise be detrimental to the amenity of neighbouring properties.

The proposals, are therefore, considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

Visual Amenity

The SPD states that *'front extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing street scene or cause overshadowing to neighbouring dwellings.'*

The SPD also states that *'materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible'* and that *'the roof style, pitch and detailing should match those of the existing dwelling, particularly where the extension will be prominent within the street scene.'*

Additionally, *'raised platforms should not have a significantly detrimental impact on visual amenity and will not be allowed where it is prominently located and can be easily viewed from public vantage points.'*

In this instance, the proposed front extension would incorporate features that mirror those seen on the existing front projection forming the original dwelling, mainly a new bay window. The proposed extension together with the existing projection would be topped by a single apex roof that would adopt a lower pitch but remain sympathetic to the roof of the original dwelling.

The proposed replacement roof to the existing attached garage would see a flat roof replaced with a pitched roof following the form of the roof of the original dwelling. The existing garage is visible from the public realm of Grosvenor Drive and nearby Branksome Avenue, and though the existing flat roof is not necessarily harmful to the character of the area due to many other dwellings having flat roofed attached garages, the change to a pitched roof is considered to be an improvement and a more aesthetically pleasing and sympathetic option that would contribute more positively to the street scene.

The proposed extension together with the replacement roof and other alterations would use external materials that would match or be of a similar appearance to the external materials used in the construction of the original dwelling, including red brickwork and concrete roof tiles.

Further alterations proposed to the rear of the dwelling, including the creation of a raised platform would not be visible from the public realm of Grosvenor Drive and would not fundamentally change the existing appearance of the property.

The proposals, therefore, are considered sympathetic to the main dwelling and would conserve and not unduly harm the character of the street scene and local area.

The proposals, therefore, are considered acceptable and in compliance with Local Plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Highway Safety

The applicant dwelling benefits from an existing driveway and attached garage to the side of the property.

The proposals would not result in an additional requirement to provide further off-street vehicular parking spaces, and the location of the proposed extension to the front and other alterations to the dwelling are unlikely to interfere with existing provisions, including the proposed replacement roof to the existing garage.

Therefore, it is considered that the proposals would not result in any detrimental loss of existing off-street parking provision that would otherwise adversely affect highways safety.

As such, the proposals would be considered acceptable and in compliance with Local Plan Policy T4: New Development and Transport Safety.

**Recommendation**

**Approve with Conditions**