
2022/1292

Mr C Rowe

Erection of a single storey side extension to the bungalow

16 Bowfell View, Smithies, Barnsley, S71 2AE

Site Location & Description

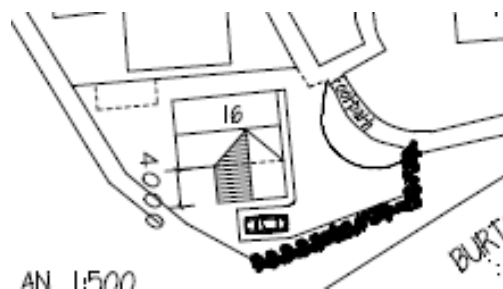
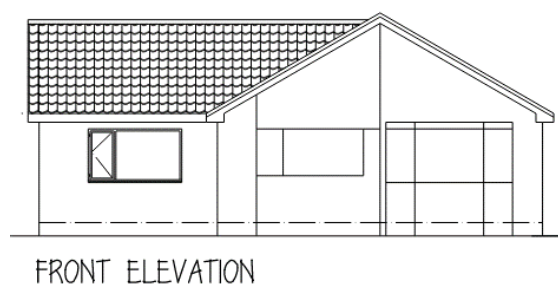
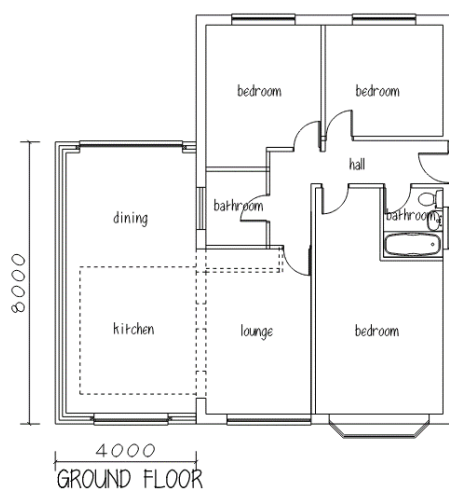
Bowfell View forms part of a wider residential estate located off Rotherham Road within Monk Bretton. The residential properties are a mix of two-storey and single storey, semi-detached and detached dwellings.

The application relates to a single-storey, detached brick-built dwelling located in the south-western corner, adjacent to the head of the cul-de-sac. A footpath runs to the front of the property, linking Bowfell View with Burton Bank Road to the south. The property benefits from a driveway to the north of the property serving an existing detached garage beyond which is to be demolished as the driveway is too narrow for modern vehicles. The site is bounded to the south by a conifer hedge which is to be retained.

Proposed Development

The applicant seeks permission for the erection of a single-storey side extension to the The two-storey extension to project a maximum of 4m from the side elevation of the dwelling, extending 8m along the side elevation of the property.

The applicant initially sought permission for a wider side extension and a large, detached garage forward of the principal elevation which were considered unacceptable, and amendments were sought.



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 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

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 GD1 General Development
Policy D1 High Quality Design and Place Making
Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Consultations

Highways DC – no objections
Forestry Officer – no objection subject to conditions
Public Rights of Way – no objection subject to inclusion of informative

Representations

Neighbour notification letters were sent to surrounding properties; no comments have been received.

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 or on highway safety.

Visual Amenity

The Supplementary Planning Document - House Extensions and other Domestic Alterations states that 'the design of single-storey side extensions 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.' In this instance the proposed extension projects 4m from the side elevation and therefore complies with the guidance set out in the SPD.

The document also states that a two-storey side extension should have a set back from the front elevation by at least 500mm, to allow for a vertical break in the roof plane, a lowering of the ridge line and to reduce the terracing effect. Whilst a single storey dwelling, the proposal is tantamount to a two-storey extension on a two-storey property. The set-back also lessens the unsightly bonding of old and new materials; the proposal does not allow for a set-back and although there is no corresponding lowering of the ridge line, the design of the extension roof, ensures that the extension remains subservient with the main dwelling remaining the dominant feature. The design put forward is a replica of figure 6.7 on page 7 of the Supplementary Planning Document.

The extension would be located on the southern elevation and could form a dominant feature within the Burton Bank Road street scene, however, the extension would be screened by the existing conifer hedge which is to be retained. In addition, the extension is designed to harmonise with the original dwelling in terms of roof style and pitch, and fenestration, and is to be constructed from materials which match the original dwelling. Therefore, it is considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Residential Amenity

The proposed extension is to be located on the southern side elevation, within the building line of the original dwelling and therefore would not increase levels of overshadowing or loss of outlook from the neighbouring dwellings. There are no windows proposed on the side elevation, and those on the front and rear elevations are located a sufficient distance from the respective boundaries not to increase levels of overlooking.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1.

Highway Considerations

The proposal does not result in the requirement of additional parking provision, nor does it result in the loss of off-street parking and as such the scheme is considered acceptable in terms of its impact on highway safety.

Other Issues

The site is bounded by a mature conifer hedge which is to be retained as part of the development. No arboricultural information has been provided as part of the application. Nevertheless, the forestry officer has been consulted and raises no objections to the proposal subject to the inclusion of a condition relating to submission of tree protective details prior to commencement on site.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions