

2021/1086

Mr Shaun Blacker

Bank View, Sidcop Road, Cudworth, Barnsley, S72 8TN

Erection of a two storey side and rear extension and single storey front extension to dwelling

Description

The property is a brick built, hipped roofed end terraced dwelling. The terrace is of 3 properties and is set at the end of Sidcop Road and adjacent to a public footpath. The dwelling is set within Urban Fabric and adjacent to the Green Belt boundary.

The property features a bay window to the front and has a long driveway to the side leading to a concrete sectional garage. The side and rear boundaries have timber fencing.





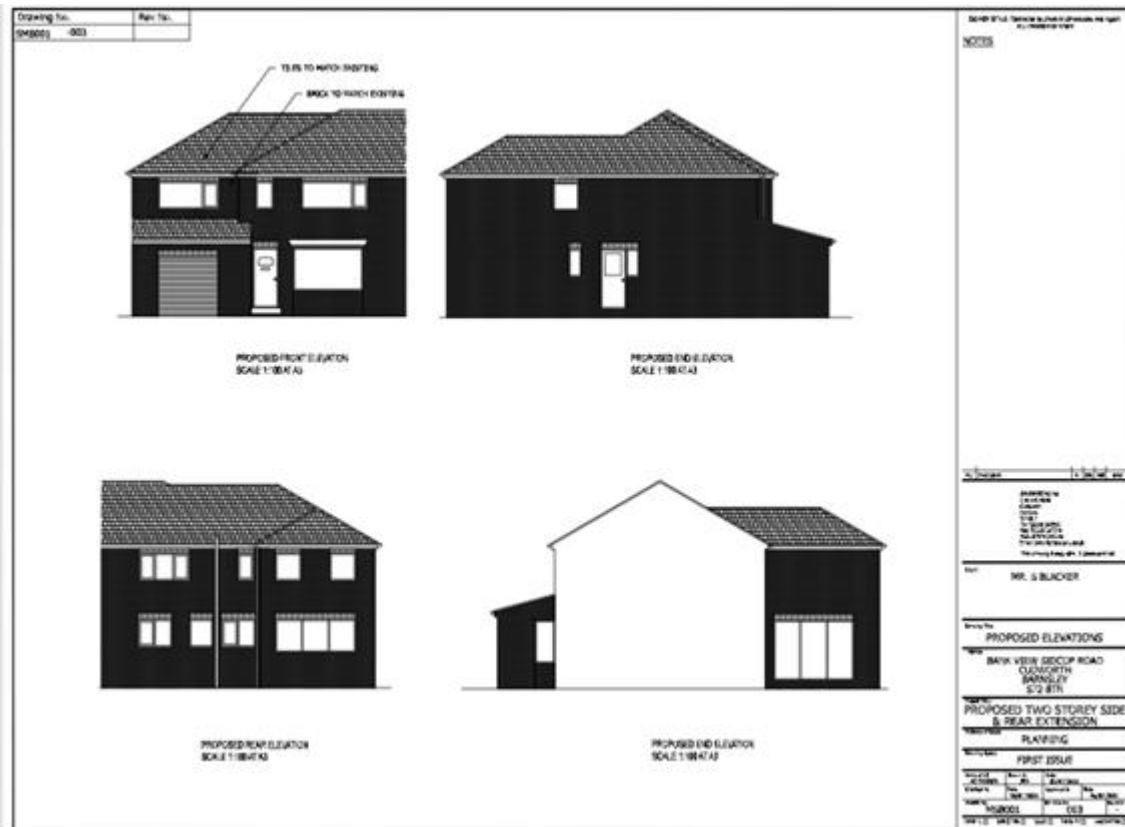


Proposed Development

The applicant is proposing the erection of a two storey side and rear extension and single storey front extension to dwelling.

The proposed two storey side extension has been designed with a hipped roof and a set back at first floor level and corresponding lowered roofline. The side extension also projects to the front at ground floor, single storey level by approximately 2m and the two storey rear element projects 4m from beyond the rear elevation of the existing dwelling.

The extension would allow for a garage, dining, utility and wc at ground floor and a master bedroom, ensuite and bathroom at first floor. No windows are proposed to the side elevation at first floor level overlooking the adjacent dwellings.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process.

Local Plan

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

Policy GD1 General Development
Policy D1 High Quality Design and Place Making

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 – No objections subject to informative

Representations

1 objection which raises the following concerns:-

- The scale of the proposed extension is out of proportion for a 2 bedroom terraced house.
- Concerns regarding possible use of the house as a HMO
- Loss of view
- Loss of light/overshadowing
- Loss of privacy
- Noise pollution from additional occupants of the dwelling and their vehicles
- The extra occupants would increase the number of cars at the property and as the scale of the extension will take up a considerable amount of existing off-street parking putting further pressure on the little parking to the front of the property on Sidcop Rd.
- Noise from construction
- 'Any access from my property to carry out the development would be denied as the rear of my property is in constant use with vehicle access required to my garage.'

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/alterations 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

The proposed extensions are set to an end terraced property where the dwelling is attached at the south eastern elevation only. The proposed extension is two storey but also would project to the rear beyond the rear elevation of the existing dwelling. The main issue in terms of residential amenity would be the impact of the proposed extensions upon the attached dwelling, known as Ervin. The proposed side extension would not have a significant impact upon the adjacent dwellings and it is the rear projecting extension and the front extension that would have the most impact. In terms of two storey rear extensions, the SPD states that:

'Two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook. Two-storey extensions to terraces and semi-detached properties which abut a party boundary and adversely affect main windows will not normally be allowed. Two-storey rear extensions to semi-detached houses should, therefore, generally be designed with a rear projection of less than 3.5 metres and for terraced houses 2.5 metres. Larger extensions may be acceptable in certain circumstances -for instance: where the neighbouring house has been extended; or where there is a strong boundary treatment, such as a high wall or an outbuilding or garage built close to the boundary.' The proposed extension is set to the end of a terrace of three dwellings, therefore should be considered as a semi-detached for the purposes of the above guidance. The extension would project 4m, from the new structure and not the existing dwelling, which is 0.5m above the recommended projection set within the SPD for a semi-detached dwelling, however there is no objection to the additional 0.5m projection due to the separation distance between the proposed extension and the attached dwelling being approx. 5.8m. As a result of this separation distance, and the extensions position on a

north west facing elevation, any overshadowing, loss of light or overbearing impact would be limited and would not be significant enough to warrant a refusal of planning permission. The proposed front extension would again be limited to the proposed two storey element and would not extend to the front of the existing dwelling. The extension would have a small projection of approximately 2m and would not cause any significant overshadowing impact.

In terms of overlooking impact, the proposed extension does not feature any windows at first floor level which would overlook the attached properties. The only first floor windows are to the north west elevation where there are no other dwellings. The doors at ground floor would be partially screened by existing boundary treatments and are acceptable. Concerns have been raised with regard to a loss of view, the impact during construction and possible future occupiers of the dwelling, however unfortunately these are not material planning considerations which can be taken into account when assessing the planning application.

The proposal is therefore considered to be acceptable in terms of overshadowing and overbearing impact and would not result in a significant loss of privacy in accordance with the SPD and policy GD1.

Visual Amenity

The design of a two storey extension should follow the guidance set with the SPD House Extensions. The SPD states that:- 'All two-storey side extensions should therefore have a pitched roof following the form of the existing roof. To prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling. A setback from the front elevation allows for a vertical break in the roof plane and a lowering of the ridge line.

The sideways projection of a two storey side extension should not exceed more than two thirds the width of the original dwelling.'

The proposed extension is considered in compliance with the above guidance. The side projection of the proposed extension does not exceed 2/3rds of the width of the original dwelling. It has been designed with a 500mm set back at first floor level and a corresponding lowered roofline. The small front extension to the proposed garage would project approximately 2m which is minimal and would have a lean to roof. The extension when viewed from the Sidcop Road scene would appear subservient to the main dwelling and the rear extension would not be overly visible from Sidcop Road. The property is set within a large plot and there would be sufficient amenity area and space around the dwelling so that the proposal would not appear cramped, nor would it reduce the garden area to an unacceptable size. The extensions would be constructed of matching materials and window details in line with the SPD guidance and in compliance with policy D1 of the Local Plan.

Highway Safety

The proposal does not result in the loss of off street parking and there is sufficient space within the boundary of the site to accommodate parking for the dwelling. As such the proposal is considered acceptable in terms of its impact on highway safety.

The Highways Officer has no objection subject to an informative. The property is set adjacent to a public right of way, therefore this should remain unobstructed throughout the duration of the construction of the development.

Recommendation

Approve with Conditions

