

2021/0468

Strutt

Erection of two storey side, single storey rear and front porch extensions to dwelling

1 Wilkinson Road, Elsecar, Barnsley, S74 8JS

Site Description

The application relates to a two-storey semi-detached dwelling located at the end of a row of almost identical dwellings on the South side of Wilkinson Road, close to the junction with Hill Street in Elsecar. The property is of a buff brick construction with a concrete tiled gable pitched roof. The dwelling is at a lower level to the highway, with a driveway that slopes downwards towards a moderately sized rear garden.

The surrounding area is mainly residential, characterised by a mixture of mid-C20th semi-detached dwellings and older terraced properties. To the West of the site is a vacant commercial building and hot food takeaway, with the Fitzwilliam Arms public house at the head of the junction.

Proposed Development

The applicant is seeking permission for the erection of a two-storey side extension and single storey rear extension to the dwelling.

The side extension will have a sideways projection of 2.8m and a rearward projection of 10.6m (7.1m at first-floor level) – extending 3.5m beyond the rear elevation – and have a gable pitched roof, with eaves of 4.6m (front) & 5.1m (rear) and ridge of 6.8m.

The rear extension will have a rearward projection of 3.5m and project along the rear elevation by 8.14m, joining with the side extension. It will have a lean-to roof pitch, with eaves and ridge of 2.6m and 3.9m respectively.

Materials of matching brick to the front and render to the side and rear are proposed.

N.B.: On 15/06/21, the proposal was amended, with a set back of 300mm from the front elevation provided.

Policy Context

Local Plan Allocation – Urban Fabric

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised 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. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted 2000) and the Core Strategy (adopted 2011).

Local Plan Policy GD1 – General Development – states that proposals for development will be approved where there will be no significant adverse effect on the living conditions and

residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Local Plan Policy D1 – High Quality Design and Place Making supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Supplementary Planning Document (SPD) - House Extensions 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.

SPD – House Extensions states that two storey side extensions should have a pitched roof following the form of the existing roof. To prevent a terracing effect and avoid detrimental changes to the character of the street scene, it is desirable to provide a setback of 500mm from the main front wall of the dwelling. The sideways projection should not exceed more than two thirds the width of the original dwelling.

SPD – House Extensions states that to combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled. On semi-detached dwellings an extension should not project more than 4m, and the eaves height should not exceed 2.5m where the extension would project beyond 3m.

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 comments or representations were received.

Assessment

Principle of Development

The site is allocated as Urban Fabric in the adopted 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

Extensions to dwellings are considered on the basis of overshadowing, loss of privacy and outlook. The proposed extension will be located on the Western elevation of the dwelling, would be adjacent to a currently vacant commercial site – with no dwellings located close to the side element – and does not project beyond the front or rear elevations at first floor level.

The rear extension is modestly sized, with projection, eaves and ridge that are in line with SPD guidance. As such, the extensions are unlikely to have a detrimental impact in terms of overshadowing or overbearing.

Visual Amenity

Two storey side extensions should have a pitched roof following the form of the existing roof as well as a set back from the front elevation of the property; in order to avoid a terracing effect. A setback also helps to avoid the unsightly bonding of old and new materials.

The existing dwelling is 5.35m wide and the extension has a sideways projection of 2.8m, below the 2/3 limit for side extensions. The extension is also set in at least 1m from the side boundary, allowing access to the rear and keeping it proportionate to the site context.

The amended proposal includes a setback of 300mm from the front elevation which, although below the 500mm recommended in the SPD, is considered acceptable in this instance as there are no other residential properties adjacent to the extension and so a terracing effect will not occur. Furthermore, a corresponding set-down of the ridge line is provided, ensuring that the extension remains subordinate to the main dwelling.

The property is set back from the highway; the extension has an acceptable side projection and is materially harmonious with the existing dwelling for it to be unlikely to become the dominant feature.

The proposed extensions are designed to harmonise with the original dwelling in terms of materials, detailing, design and roof style and pitch and so is considered acceptable.

Recommendation

Approve – subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the amended plans (Drawing No. IS21/1WR/002 Rev. A/0, received 15/06/21) and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The external materials shall match those detailed in Drawing No. IS21/1WR/002 Rev. A/0.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.