
2021/0419

Mr and Mrs Tranter

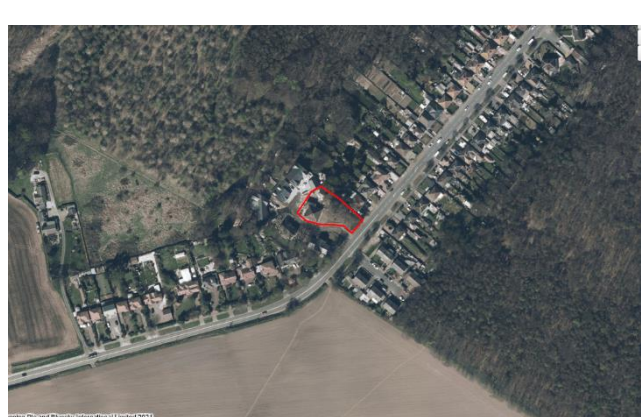
Erection of single storey extensions to house and extension to garage

6 Woodroyd Gardens, Wombwell, Barnsley, S73 0HB

Site Location & Description

The property is a detached bungalow located on Woodroyd Gardens off Wood Walk in Wombwell. The general site has been developed around the bungalow with 5 x large dwellings being constructed around the existing bungalow. The new dwellings are individually-designed with the use of varying materials such as red brick and stone; the dwellings are all modern in appearance, especially in comparison to the application site. They are all accessed via the access road off Wood Walk.

The dwelling and its curtilage is situated at the start of the access road and is constructed from brown brick with a hipped roof. It is situated on sloping ground with a flat roof extension to the rear which is effectively two storey with living accommodation in what is the basement of the extension.



Planning History

2006/2027 – Felling, pruning and thinning of damaged trees within TPO No. 4/1981, area A1/No.

5/1980 – Approved with conditions

2008/0782 – Erection of 5 dwelling (outline) – Refused

2008/1827 – Erection of five dwellings (Outline) and retention of bungalow (Resubmission) – Approved with conditions

2014/0721 – Remove trees T1-T12 from G49 (Oak, Silver Birch and Holly) T53 and T55. Crown lift all trees on site to 4m TPO 4/1981 – Approved with conditions

2014/1322 – Variation to Condition to application 2010/1420 (Erection of five dwellings and retention of bungalow (Reserved matters of application 2008/1827) – Approved with conditions

2015/0713 – Variation of condition 2 of app 2010/1420: Erection of 5 no. dwellings and retention of bungalow) to allow change in house type on plot 1 no. (Approved with conditions)

2019/0354 – Erection of Extensions and alterations to existing dwelling to create two storey property and alterations to parking area – Approved March 2020

Proposed Development

The applicant seeks permission for the erection of a single storey extension to the southern eastern side elevation, the south western side elevation and the north eastern rear elevation.

The garage extension to the north eastern rear elevation is to include a patio area to the roof, which is actually ground floor level due to fall of the land.

It is also proposed to render parts of the original dwelling and install cedar cladding to the south western front elevation.

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

Policy T4 New Development and Transport Safety

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 – No comments received

Tree Officer – No objections subject to conditions

Biodiversity Officer – No objections

Drainage – No objections happy for details to be checked by Building Control.

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

Visual Amenity

The Supplementary Planning Document for House Extensions states that 'extensions should be designed to be in keeping with the property and the character of the wider street scene.

The applicant seeks permission for the erection of 3no extensions which are designed with a flat roof; it is acknowledged that extensions should be designed with a roof style and pitch to match the original dwelling and that flat roof extensions are generally considered inferior forms of development. However, it is considered that with the inclusion of the existing flat roof rear extension the inclusion of the new extensions would not be out of character and given the presence of the modern dwellings within the development, the inclusion of the flat roof extensions would provide a modern contrast to the surroundings, rather than extensions with a pitched roof attempting to blend into the street scene, which could have a greater impact on the character of the area than proposed.

A similar argument is made for the use of the proposed construction materials and the rendering and cladding of the existing dwelling. It is considered that the use of modern materials in this instance would not be out of character given the mix of materials already within the wider street scene and the varying bricks used within the original dwelling and the existing extensions.

It is therefore 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 dwelling is located such that the erection of the proposed extensions and the use of the roof rear extension as a patio area would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and as such is in compliance with Local Plan Policy GD1

Trees

As mentioned previously the site is bounded to the north by a bank of protected trees; extensive documentation has been submitted in the form of an Arboricultural Impact Assessment and an Arboricultural Method Statement to which the Forestry Officer has raised no objection to with the condition that the method statement is complied with.

There are no works proposed to the trees to facilitate development and therefore in line with the comments of the Biodiversity Officer there are no requirements for additional information in relation to bats and bat roosts.

Highway safety

The proposal does not result in the loss of off street parking, with the garage of a sufficient size to accommodate 2no vehicles and as such is considered acceptable in terms of its impact on highway safety

Recommendation

Approve with conditions

3 years

Plans

Materials as specified above plans

Prior to commencement evidence shall be submitted to and approved in writing that the tree protection fencing has been installed in accordance with the above mentioned documents