2022/1247

Mr M Homer

Removal of existing conservatory and erection of a single storey extension to the front and side of dwelling

20 Monkton Way, Royston, Barnsley, S71 4FG

Site Location & Description

Monkton Way is a residential estate road, accessed from Station Road, Royston which ends outside the application property, to potentially provide access to the land to the east which allocated for housing.
The detached red brick dwelling is located in a purely residential area of similar styled dwellings and benefits from a conservatory extension to the eastern side elevation and a drive way to the front of the dwelling.

Planning History

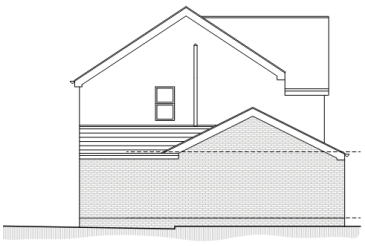
2008/0613 - Erection of a two-storey side extension to dwelling – approved with conditions June 2008

Proposed Development

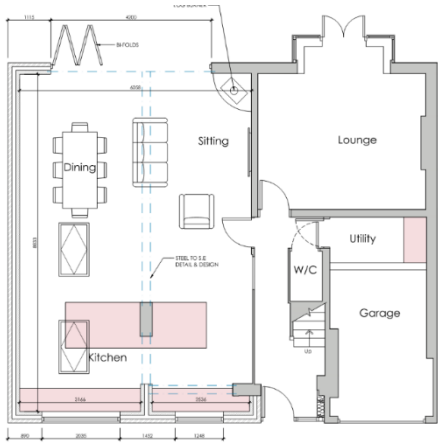
The applicant seeks permission for the erection of a single-storey side extension, projecting 3.45m from the side elevation, extending the full depth of the property and projecting forward 0.75m to incorporate the existing front bay window and porch.

PROPOSED
FRONT ELEVATION
SCALE 1:100

PROPOSED
REAR ELEVATION
SCALE 1:100



PROPOSED
SIDE ELEVATION
SCALE 1:100



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.

<u>Local Plan</u>

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

<u>Supplementary Planning Document: House Extensions and Other Domestic Alterations</u>

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

Forestry Officer – No objections
Ward Councillors – No comments received

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 a single-storey side extension 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 3.45m from the side elevation and therefore complies with the guidance set out in the SPD.

The proposal includes a modest front extension which is to incorporate the existing bay window and porch, extending up to the projection of the existing integral garage. It is considered that the inclusion of the small front extension is acceptable and is similar in design to that of the neighbouring dwelling.
The extension is designed to harmonise with the original dwelling in terms of roof style and pitch, and fenestration, in addition it 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 eastern side elevation of the dwelling within the building line of the original dwelling and facing an area of undeveloped land, which, whilst allocated as housing does not benefit from an extant permission or live application, therefore, the proposal would not lead to an increase in overshadowing or overlooking of potential dwellings on this site.

Whilst the windows located on the front would project closer to the front boundary than the existing dwelling, sufficient distance is maintained between the proposed extension and the side boundary of the opposing dwelling.

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

Trees are located adjacent to, but outside the red line boundary to the east; the tree officer has been consulted and has raised no objection to the proposed development from an arboricultural perspective given that the existing boundary treatment would provide suitable protection for the offsite trees.

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