

2022/0206

Mr David Sturrock

Two storey and single storey side extensions to house

23 Oaks Farm Drive, Darton, Barnsley, S75 5BZ

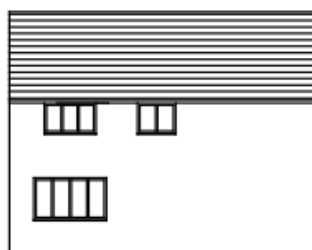
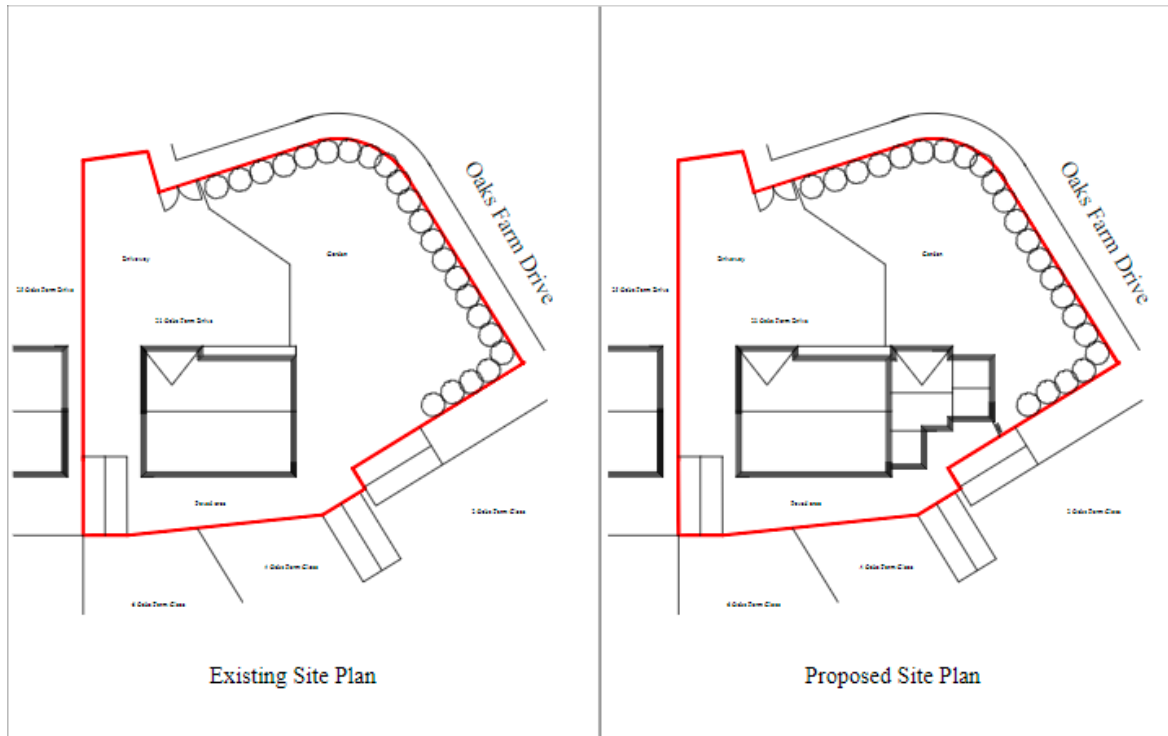
Description

The property is a large detached dwelling located mid-way along Oaks Farm Drive. The dwelling is predominantly red-brick and located on a corner plot.. The property is in residential surroundings.

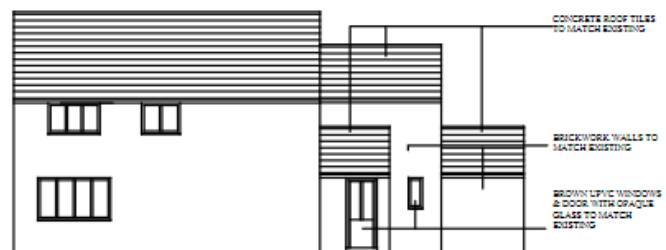


Proposed Development

The applicant is seeking approval for the erection of a two storey and single storey side extension to the house. The proposal would mirror the existing property in terms of style, design and materials. The two storey extension would also have a set down from the existing ridge of the host dwelling.



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

Planning History

B/90/0349 – Erection of two dwellings approved

Policy Context

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

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

SPD's

Supplementary Planning Document (SPD) – 'House Extensions and other domestic alterations' 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.

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.

Consultations

Highways – No objections raised

Representations

2 letters of objection have been received which raise the following concerns:-

- Obstruct light to garden and remove enjoyment of garden
- Loss of view

Other issues raised with regards to existing building being built in wrong place and having clear glass windows to rear rather than obscure glass windows. However the permission for the property was granted over 30 years ago so these issues, if found to be true, would be immune from enforcement action.

A further comment was received from another neighbour who acknowledged the proposal was in line with planning guidance but did feel the impact would be lessened if it was single storey.

Assessment

Principle of Development

The site is allocated as Urban Fabric within the 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 highway safety or the amenity afforded to adjacent properties.

Residential Amenity

The neighbouring property, No.25, to the north is unaffected by the proposals as the applicant's host dwelling would screen the works from this near neighbour. At least a 21 metre distance is also maintained to properties to the north and east.

The properties most affected would be to the south, in particular numbers 2 and 4 Oaks Farm Close. The proposed extension is stepped down from the main property and is split into two and single storey elements. The SPD requires a distance of 12m to the two storey extension and this is maintained by the proposal with no first floor windows. There is a rear door and small ground floor window but these would be screened by existing outbuildings. As such the proposal meets the SPD guidelines and is not considered to cause any significant detriment through overlooking or overshadowing to the neighbouring properties to warrant refusal of the application.

The proposed extensions are therefore considered acceptable in terms of residential amenity in accordance with policy GD1 of the Local Plan and the SPD.

Visual Amenity

The Supplementary Planning Document for House Extensions provides specific guidance for two storey extensions and states:-

'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.'

In this case the proposal does not have a setback but does have a set down which provides the distinction between the extension and the host property. Given there are no other properties to the side, terracing effect would not be an issues

The sideways projection of a two storey side extension should not exceed more than two thirds the width of the original dwelling. Where located on a corner plot the sideways projection should not exceed more than half the width of the gap between the side elevation of the original dwellings and the side boundary (unless the gap exceeded more than two thirds the width of the original dwelling).'

The proposed two story extension would meet the above requirements. In terms of the visual impact of the proposal it is noted that the proposal is using matching materials to the existing property and details such as windows and timber and render detail will also replicate that seen on the existing property which is in accordance with our policies

The scheme is therefore considered acceptable in terms of visual amenity

Highway Safety

The proposal would still retain the drive which can accommodate at least two off street car parking spaces. Highways have also raised no objections to the scheme.

Recommendation

Approve with conditions