2023/0150

Miss Susan Jones

52 Wingfield Road, Athersley South, Barnsley, S71 3PR

Erection of single storey extension to rear of dwelling incorporating existing outbuilding and associated external alterations including render works, new windows and doors and replacement roof (Part Retrospective)

Site Description

52, Wingfield Road is a two storey, semi-detached dwelling located in Athersley, Barnsley; located in an area which is predominantly residential, dwellings can be found in all directions around the site with greenspaces to the North and East and educational facilities to the West. In the immediate area around the site, Wingfield Road comprises of other two-storey semi-detached dwellings which are relatively consistent in scale and appearance with some minor differences regarding design features, including bay windows, canopies, and porches with various extensions also present.

The site address utilises brickwork and red coloured roof tiles on a hipped roof. The dwelling benefits from a large area of paved hard standing to the front that extends along the side of the property. To the rear of the property, an existing detached garage, flat roof outbuilding, and garden space can be found; the garage is relatively large, utilising a gable roof and corrugated metal that has been coloured black. The existing outbuilding is of a single storey, brick-built, and utilises a flat roof. Adjacent to this, construction works have partially commenced to form a large rear extension that maintains a single storey height and has been constructed using breeze blocks.

The site address is located within a relatively uniform building line that curves to create a crescent; the site is bounded by brick-built walls and wrought iron railings and gate to the front with a concrete panelled fence extending the boundary line between the site address and neighbouring property 50 Wingfield Road. To the rear, vegetation, and concrete panelled fencing form the rear boundary and a hedgerow and high timber fencing form the boundary between the site address and neighbouring property 54, Wingfield Road.



Planning History

There are no previous planning applications associated with this address.

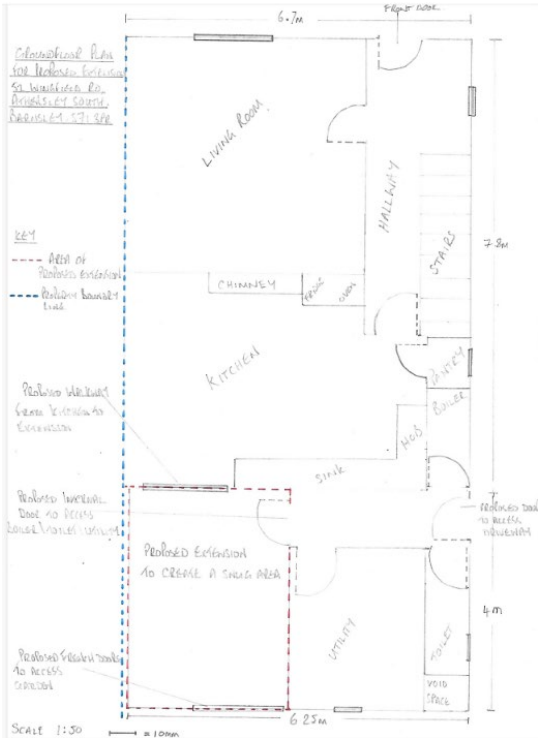
Proposed Development

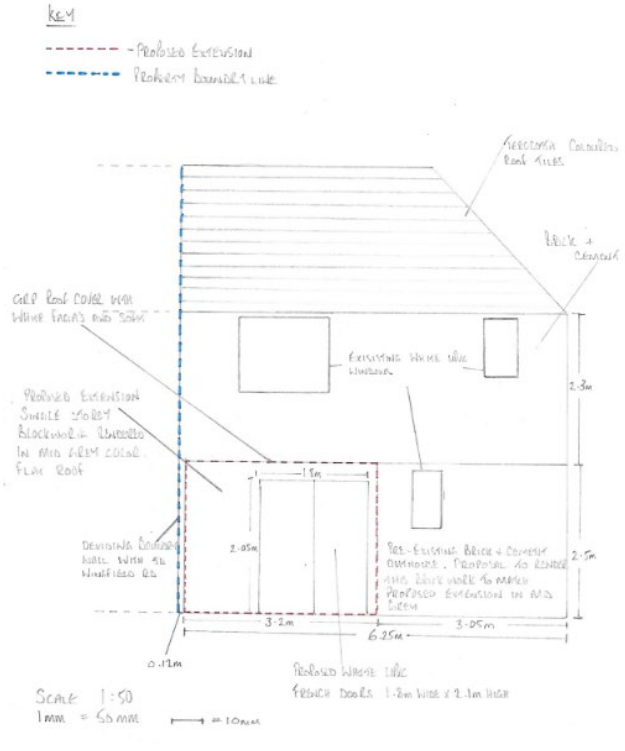
The applicant is seeking approval for the erection of a single storey extension to the rear of the dwelling that would incorporate an existing outbuilding and associated external alterations including rendering, new window and door openings, and a replacement roof. The proposals are part-retrospective as construction works have already commenced forming the outer shell of the extension constructed of breeze blocks.

The existing flat roof outbuilding is positioned approximately 4 metres from the rear elevation of the original dwelling with a walkway in-between. It has a width of approximately 3.1 metres and a total height of approximately 2.5 metres. The outbuilding would be incorporated into the proposed extension with the walkway becoming a new doorway.

The proposed new development to form the extension would project from the rear elevation of the dwelling by approximately 4 metres with a width of approximately 3.2 metres, increasing to a total width of approximately 6.25 metres when including the existing outbuilding. The proposed extension would maintain the flat roof design with a total height of approximately 2.5 metres.

The proposed extension would utilise a light-mid grey coloured render across all elements with the flat roof design utilising a GRP roof cover with white fascia and sofit.





Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which 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.

Local Plan Allocation – Urban Fabric

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 SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document: House Extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations; reflecting the principles of the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well designed places.***

Provisions under 'The Town and Country Planning (General Permitted Development) (England) Order 2015'

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) allows for a single storey rear extension where it would not extend beyond the rear elevation of the original dwellinghouse by more than 3 metres in the case of a semi-detached dwellinghouse or exceed 4 metres in height. If the enlarged part of the dwellinghouse is within 2 metres of the boundary of the curtilage of the dwellinghouse then the height of the eaves of the enlarged part shall

not exceed 3 metres and the eaves height of the enlarged part shall not exceed the eaves height of the original dwellinghouse.

Consultations

Planning enforcement have been consulted on this application, no comments or objections were received; however, it was confirmed the application because of the involvement of enforcement due to an initial complaint.

Representations

Neighbour notification letters were sent to surrounding properties, one representation was received objecting to the proposals due to the proximity of the extension to the boundary line and the potential for overshadowing.

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; therefore, extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity, and highway safety.

Residential Amenity

Proposals for extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The SPD states that '*extensions to the rear of semi-detached houses should not project more than 4 metres, and where the extension would project beyond 3 metres, the eaves height should not exceed 2.5 metres'.* In this instance, the proposed extension would project from the rear elevation of the original dwelling for 4 metres, utilising a total height of 2.5 metres, therefore, meeting the guidance of the SPD.

Though the proposed extension would meet the guidance of the SPD, concerns have been raised regarding the proximity of the extension to the boundary line and the subsequent impacts this could have regarding overshadowing in relation to neighbouring property 54, Wingfield Road. The proposed extension would be set-in from this boundary that comprises of concrete and timber panelled fencing by approximately 0.1 metres and would be positioned to the South-East of the dwelling; extensions positioned in this way are generally more likely to contribute to overshadowing; however, in the instance, neighbouring 54, Wingfield Road also has an existing extended element that projects from its rear elevation and positioned to the South-East. Therefore, this is likely to contribute to existing overshadowing of the rear elevation of neighbouring 54, Wingfield Road with a greater impact due to the angled positioning of this property within the building line. Whilst the proposed extension to No.52 could contribute to some overshadowing, this is not considered to be any more impactful than that created by the extended element of No.54, nor is it considered to increase existing levels adversely to be considered detrimental. Additionally, the proposed extension utilises a restrained roof height that maintains the height of an existing outbuilding and reflects the height of other extended elements to neighbouring properties.

In terms of outlook, the proximity of the proposed extension to the boundary line may have some impact; however, this is not considered to be detrimental as direct views from the rear elevation of neighbouring 54, Wingfield Road to their rear garden would remain unaffected.

In terms of overlooking, resulting in a loss of privacy, no new windows are proposed within either side elevation of the proposed extension with one existing window remaining which faces neighbouring 50, Wingfield Road. Moreover, the SPD states that *'12 metres should be maintained to a blank gable wall and 10m should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary'.* In this instance, approximately 10.2 metres would be maintained between the rear-facing windows of the proposed extension and the rear boundary, therefore, meeting the guidance of the SPD. Additionally, the proposed extension would be of a single storey and would face strong boundary treatments along the rear boundary that comprise of various vegetation and concrete panelled fencing.

The proposals, therefore, would be considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

Visual Amenity

The SPD states that *'materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible'.* In this instance, the proposed extension would not utilise external materials that would be consistent with those utilised within the construction of the original dwelling. The proposals show that the applicant seeks to utilise a light-mid coloured grey render across all elements of the extension and a GRP roof cover with white fascia and sofit.

The proposed roofing materials would be appropriate and practical for the proposed flat roof whilst the proposed rendering, proposed to be in a 'sky' colour would seek to follow a consistent approach to the aesthetic of the extension that would aid the integration of existing and proposed elements. These design and material choices do not reflect the character of the original dwelling; however, they are considered sympathetic – the proposed colour of the render would not be overpowering, and the use of a single external material would ensure cohesiveness. Moreover, the proposed extension would be located to the rear of the dwelling and would not be visible within the street scene, therefore, protecting and maintaining its character. Furthermore, the proposed extension would continue to reflect the scale and general design of similar elements seen to the rear of neighbouring properties.

The proposals, therefore, are considered sympathetic to the main dwelling and consistent with the character of the street scene and are considered acceptable and in compliance with Local plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Highway Safety

The proposals would not change existing off-street parking provisions that serve the dwelling and would therefore, not result in any detrimental loss of existing off-street parking provision that could adversely affect highways safety.

As such, the proposals would be considered acceptable and in compliance with Local plan Policy T4: New Development and Transport Safety.

Recommendation

Approve with Conditions