
2022/1072

Ms I Kirk

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

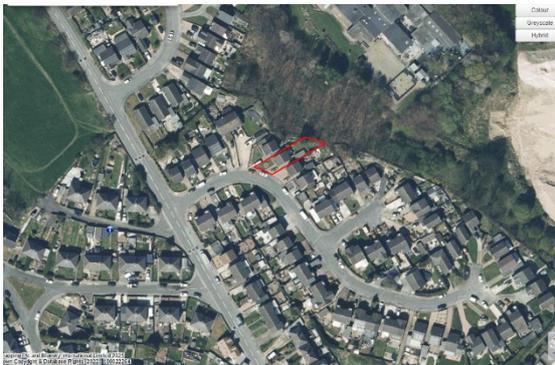
19 Ridgewalk Way Ward Green Barnsley S70 6TH

Site Location & Description

Ridgewalk Way is a modern housing estate constructed in the late 1970s, the properties are simple, semi-detached, and detached dwellings with very few characteristics. The estate is located adjacent to a Grade II listed carved, natural stone outcrop, located approximately 20m to the north

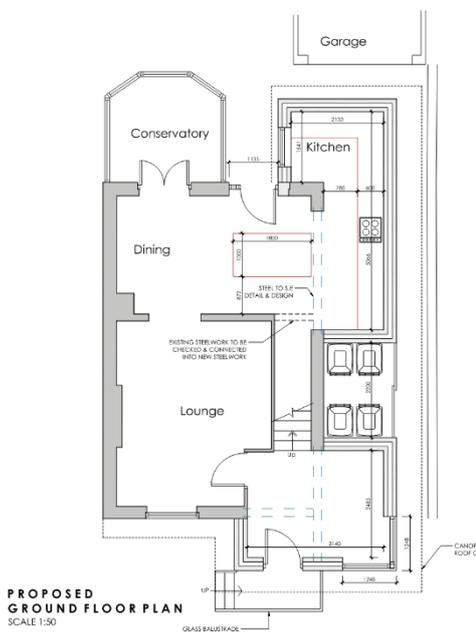
The property in question is located on the easter side of Ridgewalk Way, within a row of four detached properties built on a staggered building line and set at an elevated position to the highway. The property is detached and constructed from buff brick and is of a simple design with very few design features, with only a pitched roof canopy above the front door.

The property benefits from a modest garden to the rear, with a small grassed garden to the front, a driveway serves the property, leading to a detached garage to the rear.



Proposed Development

The applicant seeks permission for the erection of a single storey extension wrapping around the front, side, and rear elevations. The extension is to project 1.7m from the side elevation, extending the full depth of the property, extending 2m beyond the rear elevation and 2.15m beyond the front elevation which incorporates the stepped access at 0.95m. The extension is designed with a flat roof and is to be constructed from blockwork and render with a brick work plinth detailing.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

Local Plan

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 HE1 The Historic Environment

Policy HE3 Developments affecting Historic Buildings

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

Conservation Officer – no objections

Representations

Neighbour notification letters were sent to surrounding properties and a site notice posted adjacent to the site; 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

Supplementary Planning Document - House Extensions and other Domestic Alterations states that proposals for house extensions should be of a scale and design which harmonises with the existing building, not adversely affect the amenity of neighbouring properties, maintain the character of the street scene, and not interfere with highway safety. It also states that the front elevation of a building is the most important for its contribution to the street scene. Generally, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene.

The detached dwelling is close to the listed structure known as The Highstone which is approximately 20m to the north west. The dwelling is not immediately adjacent, with the neighbouring property no.17 and its associated garage being located between the listed asset and the application property. Despite the close proximity, it is clear that the housing development along Ridgewalk Way (late 20th Century) contributes nothing to the significance of the listed asset or its setting. The listed structure bears a carving dating it to 1756; it is possible that a gazebo structure may have been attached, to provide a sheltered outlook over Stainborough and Wentworth Castle for the Earl of Strafford. The Conservation Officer has been consulted and advises that, the setting has been radically altered over time which now includes the modern residential development along Ridgewalk Way and consequently, the location, form, appearance, and screening of the extension will pose no threat or harm the setting or significance of the listed asset.

The proposed extension is to be constructed from render and is designed with a flat roof. Whilst flat roofs can be considered inferior forms of development, they can be also be seen as a modern form of development. In this instance the use of render with brick plinth detailing, and anthracite fascia boards, windows, and door provide a modern contrast to the original dwelling and provides distinctive features to a very bland dwelling; it also avoids the unsightly bonding of old and new materials. Therefore, it is considered that the proposed alterations are acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Residential Amenity

As mentioned previously the dwellings are built on a staggered building line, with the application property being set forward of the neighbouring dwelling, no 21. Therefore, due to the neighbouring property being set back the proposed rearwards projection would not extend beyond the rear elevation of 21 Ridgewalk Way and therefore not increasing levels of overshadowing of the rear garden.

It is acknowledged that the proposed extension would project closer to the side boundary and forward of the front elevation. however, the proposed extension is primarily located on the southern side elevation of the dwelling, and only minimally intersects the 45-degree quadrant taken from the mid-point of the potentially affected window. In addition, whilst the extension does project beyond the front elevation, it would be located to the north of 21 Ridgewalk Way, therefore limiting an increase in overshadowing.

There are no windows proposed on the side or rear elevations of the proposed extension, with the exception of the corner glazing at the front elevation, however, this is to serve the porch/entrance way and not a habitable room and therefore it is not considered that it would lead to an increase in overlooking of the neighbouring 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 is to be located on the side elevation of the dwelling, on the existing driveway and therefore preventing access to the existing garage, therefore resulting in the loss of off-street parking provision. However, the existing driveway is very narrow, with a width of approximately 2.5m which could already limit the use of the driveway. In addition, a single storey extension, which does not project beyond the front or rear elevations could be erected under permitted development. Given that the proposal does not result in the requirement for additional parking provision, that a driveway length of between 5.2m and 5.5m is maintained to the front of the proposed garage and that the dwelling is located on quiet residential estate road the resulting parking arrangements are considered acceptable in terms of its impact on the highway.

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 listed asset, the street scene or upon highway safety and as such is in compliance with Local Plan Policies HE1, HE3, GD1, D1, and T4 and is acceptable.

Recommendation

Approve with conditions