

2022/1032

Ms Louise Masters

Oak House, Redbrook Road, Gawber, Barnsley, S75 2RS

Oak Erection of first floor extension to rear of dwelling

Site Description

The dwelling is a detached property in Gawber. Redbrook Road displays a variable street scene with regard to dwelling size and type. External materials used within the street scene are also variable, however, appearing limited to the use of brick and stone.

The dwelling utilises external materials comprising of brickwork, brown timber, and a tiled roof. Render can also be seen utilised to the rear.

The dwelling comprises of three levels on a sloped site. As such, the first floor as seen from the front elevation of the dwelling provides ground-level access to the rear.

To the front of the dwelling is a large, paved area providing a significant amount of space for off-street parking and providing access to the existing ground level integral garages. An existing outbuilding is also present and is situated along the front boundaries of the dwelling's curtilage.

Access to the rear of the dwelling can be gained by a sloped pathway to the side of the dwelling.

To the rear of the dwelling, an existing single storey conservatory and rear extension can be seen. The design features of the existing dwelling, particularly the variable roof types create an incohesive aesthetic within the rear elevation.

Also to the rear of the dwelling is a large area of land utilised as a private garden space. All boundaries are lined by a vast amount of trees and various natural screening creating a completely private space un-interfered by neighbouring properties.

The trees located to the rear of the dwelling are part of an area of mixed deciduous woodland covered by a Tree Preservation Order (TPO) forming Craven Wood/ Gawber Wood. The entire curtilage of the dwelling is sited within the area covered by the TPO.

The dwelling also falls within an area designated as a high-risk development area by the Coal Authority.





Planning History

B/77/0582/DT – Erection of bungalow (Outline) – Historic.

B/77/0583/DT – To raise level of ground by 2-3 ft to prevent flooding. – Historic.

B/78/3164/DT – Erection of bungalow (Outline) – Refused.

B/93/0441/DT – Outline for erection of detached dwelling. – Historic.

B/96/1286/DT – Erection of residential development (Outline). – Withdrawn.

B/03/1394/BA – Erection of 1 No. detached house with integral garage. – Approve with Conditions.

2018/1192 – Proposed single storey extension to rear including enlarged roof to join with existing dwellinghouse. – Withdrawn decision type

Other various applications regarding tree works have been previously submitted for this site due to the TPO covering the site regarding an area of woodland.

Proposed Development

The applicant is seeking approval for the erection of a first-floor extension to rear of the dwelling.

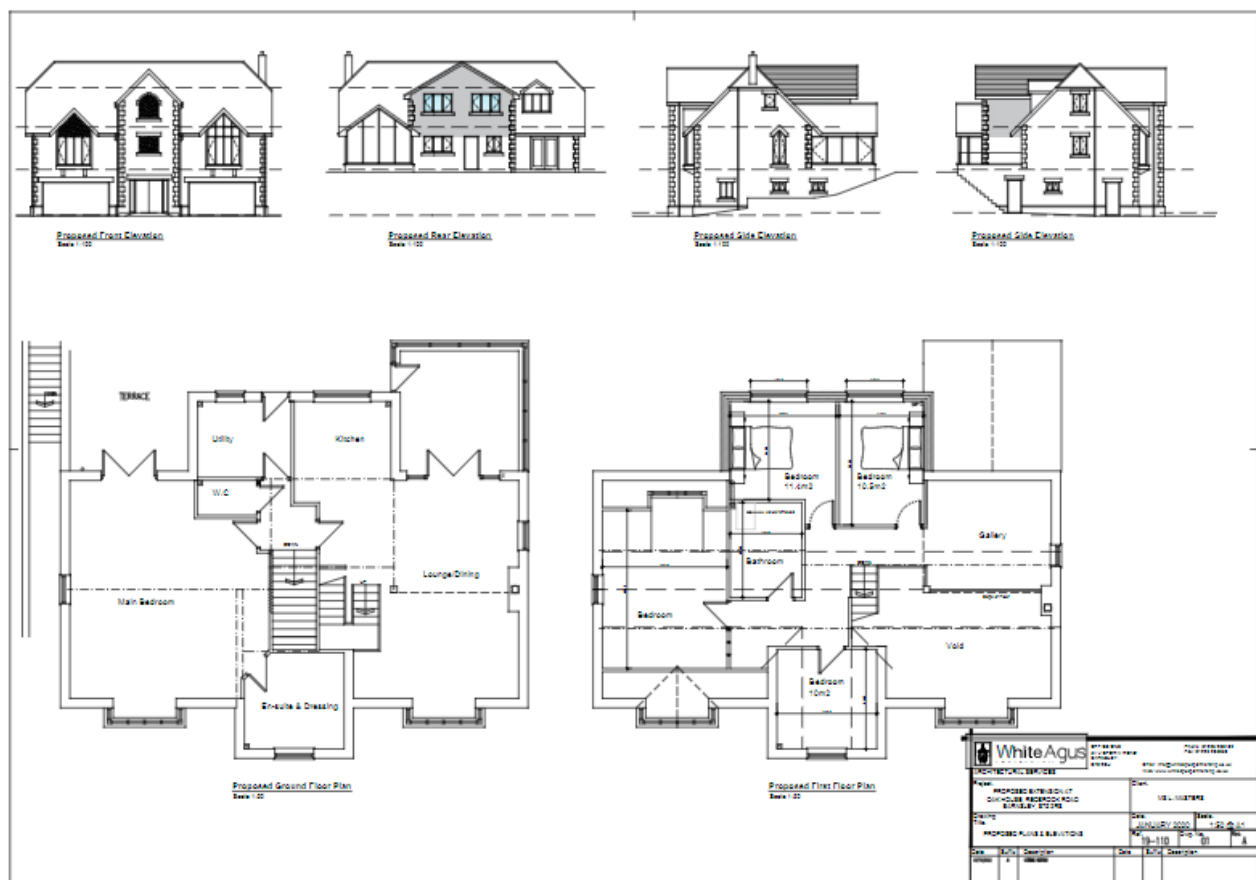
The proposed first floor extension would project from the rear elevation by approximately 2.50 metres and extend along the rear of the dwelling for approximately 6.80 metres.

The proposed first floor extension would have an eaves height of approximately 1.78 metres and a ridge height of approximately 4.13 metres.

The proposed first floor extension would, along with the existing single storey extension to create an appearance of a two-storey rear extension.

When taken together, the eaves height would be approximately 4.63 metres and the ridge height would be approximately 7.01 metres.

The proposed first floor extension would utilise a gable roof and the proposed external materials and finishes would match the existing dwelling with UPVC proposed for the windows.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Allocation – Urban Fabric

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy D1: High quality design and place making – Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

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. The general principles are that proposals 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

The above principles are to reflect the revised principles in 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 - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 134 states that *“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”*.

Consultations

A Forestry Officer and the Coal Authority were consulted on the application.

The Coal Authority (TCA) responded confirming that as a householder application the submission of a Coal Mining Risk Assessment (CMRA) was not required, and the formal consultation of TCA was also not required in this instance. They did however ask that the relevant informative notice be attached to the decision notice.

The Forestry Officer responded explaining that a tree survey should have ideally been submitted with the application, however, in this instance they were content that as the proposed works would occur within the existing footprint of the development there would be no issue from an arboricultural perspective.

The Forestry Officer added that as the woodland was protected it would be appropriate to request that a condition be applied to the decision notice regarding the implementation of protective fencing to protect the trees from any impacts arising from construction or the storage of materials on site.

Representations

Neighbour notification letters were sent to surrounding properties, no objections or comments were 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, and highway safety.

Residential Amenity

The SPD states that *“Two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook.”* And that *“Extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected.”*

The proposed rear extension would not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing.

The site benefits from a sloping profile with all its boundaries comprising of a vast number of trees and other natural screening, thus, segregating the dwelling from neighbouring properties.

The combined height of the existing single storey extension and proposed first floor extension would ensure that the ridge height of the existing dwelling would not be exceeded.

In terms of overlooking there are several existing windows within the side elevations of the original dwelling. There are no proposals for new windows within the side elevations of the first-floor extension and due to the sloped site and well-screened boundaries there would be minimal implications regarding overlooking resulting in a loss of privacy.

The outlook of neighbouring properties would remain unchanged.

The SPD states that *'a distance of 12 metres should be maintained to a blank gable wall and a distance of 10m should normally be provided between rear-facing windows on the first floor (and above) and the rear boundary.'*

A distance of approximately 16.35 metres would be maintained between the rear boundary and the rear-facing windows on the first floor. The proposals would therefore comply with the SPD.

The SPD also states that *'windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows, to ensure reasonable privacy to you and your neighbours.'* It is explained further that *"Habitable rooms should be taken to include lounge/living room, dining room, kitchen, bedroom and study."*

Whilst it is acknowledged that the development would be within an area of protected woodland, as the proposals relate to a first-floor extension within the existing footprint of the dwelling there would be little or no impact to existing tree plantations which would continue to provide sufficient screening between the dwelling and neighbouring properties.

There are no further dwellings immediately beyond the rear boundary of the dwelling's curtilage and the distance from the rear-facing habitable windows of the proposed first floor extension to the side boundary shared with neighbouring properties would be approximately 25.80 metres exceeding the guidance set out within the SPD.

The proposal is therefore considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Visual Amenity

The SPD states that *'materials should normally be of the same type, colour and texture to the existing house or as close a match as possible'*. In this case, the proposed materials and finishes would match the existing dwelling.

The proposed first floor extension to the rear of the dwelling would not be visible from public viewpoints and would not impact the character of the existing street scene.

The original dwelling and existing extensions utilise gable, mansard, and hipped roof types. This creates the appearance of an unbalanced and incohesive rear elevation to the dwelling.

The proposals show a cohesive design that introduces a more sympathetic roof type that better reflects existing elements of the style of the original dwelling and the character of the street scene. The incorporation of a gable roof would introduce balance to the rear elevation of the dwelling, improving the overall appearance.

The proposal is therefore considered to be in compliance with Local Plan Policy D1: High quality design and place making and is acceptable in terms of visual amenity.

Highway Safety

There would be no impact upon highway safety.

Recommendation

Approve with Conditions