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2023/1001

Mr John Bell

9 Stevenson Drive, Higham, Barnsley, S75 1PA

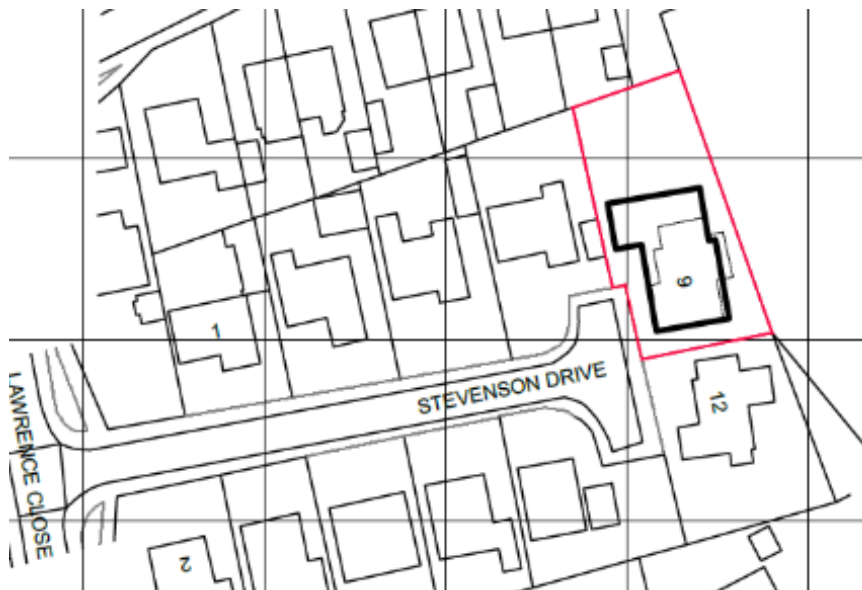
Re-modernisation of existing bungalow including:

1. Raising of roof to provide first floor accommodation
  2. Side extension works to provide larger additional accommodation
  3. Garage extension
  4. Extensive internal alterations and new window and door alterations
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### Site Description

The application relates to an end-of-street plot located to the eastern side of Stevenson Drive and in an area that is principally residential. Stevenson Drive is a cul-de-sac that comprises detached bungalows that are relatively consistent regarding scale and appearance. The topography of the area is gently sloped and descends west-to-east and south-to-north. An area of land allocated for mixed use (MU1) is located to the east of Stevenson Drive and the application site.

The property in question is a detached bungalow constructed of brick with stone detailing surrounding windows located on the principal elevation. The property features a pitched roof with a gable projection to the front and is fronted by soft landscaping, and a driveway which extends to the side and services an existing flat roof attached garaged. A larger private garden is located to the northern side of the property with minimal hard landscaping to the rear. The application site is bound by a mix of timber fencing and mixed vegetation.



## Planning History

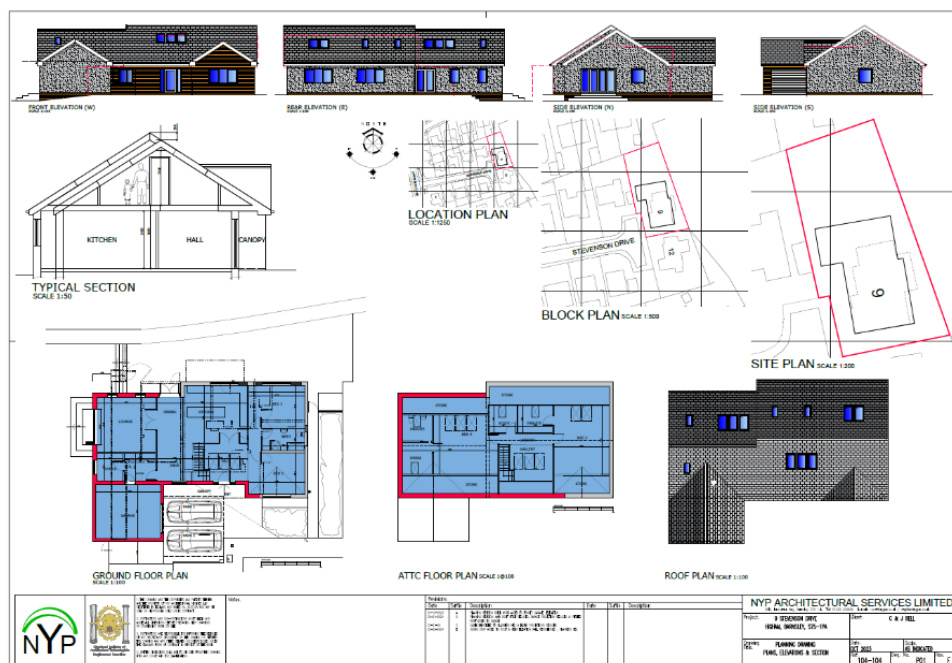
There is one previous planning application associated with the application site:

- B/79/3894/DT – Erection of porch and extension to dwelling. – Historic.

## Proposed Development

The applicant is seeking approval for the re-modernisation of an existing bungalow. Proposed works include raising the roof to provide first-floor accommodation, the removal of an existing rear conservatory, the erection of a side extension, the erection of a front garage extension and extensive internal and external alterations.

The roof height of the host dwelling would increase by approximately 0.8 metres to accommodate first-floor accommodation within the roof space of the property. The proposed side extension to the north would increase the width of the property by approximately 7.4 metres. The northern side of the dwelling would also be extended forward in line with the main front wall of the existing dwelling. A proposed garage extension would be erected to the front of the property measuring approximately 4.8 metres in depth by 6 metres in width. The proposal would adopt the use of brickwork, light-coloured render, and grey coloured interlocking roof tiles.



## 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 application site is allocated as urban fabric within the adopted Local Plan which has no specific land allocation. 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.

### Supplementary Planning Document: Parking

This document establishes parking standards in relation to development size and type.

### 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 and beautiful places.***

### Other Material Considerations

South Yorkshire Residential Design Guide 2011.

## **Consultations**

No consultees were consulted on this application.

## **Representations**

Neighbour notification letters were sent to surrounding properties and no representations were received.

## **Assessment**

### Principle of Development

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 the amenity afforded to adjacent properties, including visual amenity and highway safety.

### Visual Amenity

The proposal would be visible from the public realm of Stevenson Drive and would be a prominent feature within the street scene.

The proposed enlargement and alterations to the external appearance of the host dwelling could impact the character of the street scene. Concerns were raised regarding the proposed increase in roof height and the loss of an existing gable element to the front. It was considered that the proposal would have contributed to an unbalanced and overly dominant appearance. However, amendments have since been submitted to include a reduction in roof height, the re-introduction of gable elements to the front and a step down in the ridge line above the extension. The amended proposal is subject to consideration.

The host dwelling has a greater prominence within the street scene due to its location and positioning within the building line. It is acknowledged that the proposal could exacerbate this. However, it is not considered that any potential harm would be significantly detrimental to the character of the street scene as an overly dominant and overbearing appearance would likely be avoided. The proposal would maintain the existing eaves height and adopt a reduced increase in ridge height. A set down in the ridge line above the extension and a set back from the rear elevation of the dwelling would be provided and gable elements to the front would be re-introduced. Although a greater set down and a set back from the front elevation of the dwelling would have been preferred, the amendments proposed would provide a clear break within the expanse of the roof and would maintain a degree of consistency and symmetry with surrounding properties. Some of the existing character of the original dwelling would also be retained. Additionally, the proposed extension to the north side of the dwelling would not adopt an excessive sideways projection more than two thirds the width of the original dwelling, in accordance with the SPD.

The proposal would adopt the extensive use of light-coloured render which would not be consistent with existing external materials used and seen within the street scene, contrary to the SPD. However, the use of render would be largely limited to the side and rear elevations of the host dwelling which have a secondary and limited contribution to the street scene.

The front elevation is generally considered to be the most important for its contribution to the street scene. In this instance, the front elevation would largely adopt the use of brickwork, although a relatively small amount of render would also feature. Whilst this is not preferred, the likely appearance would not be entirely dissimilar to existing stone detailing that features on many front elevations of surrounding properties. Additionally, the prominence of the render would be further lessened as it would feature on part of an extension that would be erected immediately adjacent to

a detached garage of a neighbouring property. As such, it is considered that the use of render to the front of the dwelling would be sufficiently discreet and would unlikely significantly detract from the character of the street scene. Whilst the use of render is acceptable in principle, the details provided are not specific enough for a full assessment to be made. As such, a standard condition will be attached to any forthcoming decision requiring the submission of sample external materials.

The proposal is therefore considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

#### Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The proposed enlargement of the host dwelling could increase levels of overshadowing, particularly to the north and adjacent to 7 Stevenson Drive. However, any potential impact is likely to occur in the morning and be limited to the eastern side elevation of the neighbouring property and its detached garage. It is acknowledged that at least one window located on the side elevation could be impacted. However, secondary windows located on the side elevations of neighbouring properties are not afforded the same protections as habitable room windows that are located on front and rear elevations.

The size and positioning of some existing windows located on the front, rear, and southern side elevations of the host dwelling would be altered, and several roof lights would be inserted on the eastern and western roof planes. The proposed alterations would be relatively minor and would generally maintain the scale and placement of existing windows, and the roof lights would not directly face neighbouring properties or their curtilage. The existing separation distance to the rear boundary would be maintained and existing boundary treatments to the north could continue to provide some screening. As such, it is not considered that the proposal would result in significantly increased levels of overshadowing, overlooking or reduced outlook. Additionally, neighbouring properties were consulted on the application and no representations were received.

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

#### Highway Safety

Three-bedroom properties or larger are expected to provide a minimum of two off-street parking spaces within the curtilage of the dwelling. In this instance, the proposal would maintain two off-street parking spaces to the front of the property.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

**Recommendation -  
Approve with Conditions**