

2021/1367

Mr Ian Bird

Erection of single storey extension to the rear/side to create 2no bedroom annex for family members

22 Windmill Close, Barnsley, S70 4BY

Site Description

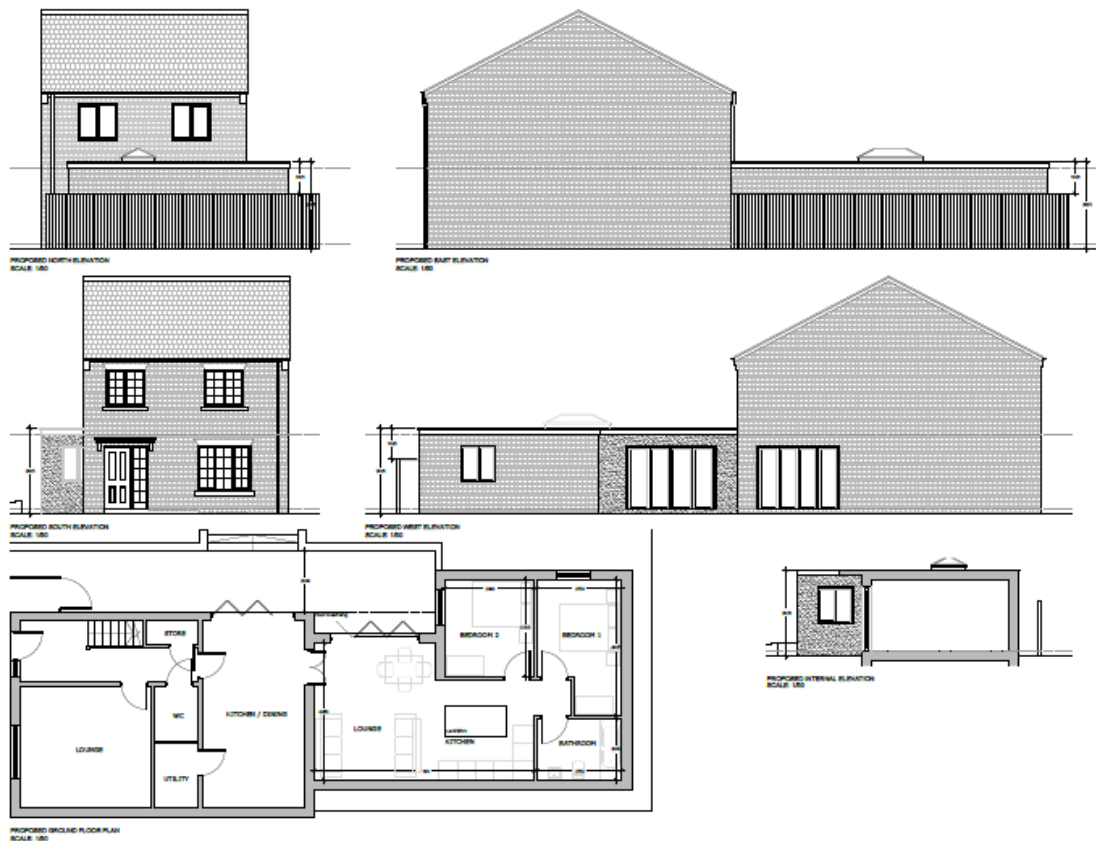
The application relates to a detached, brick built, 2 storey dwelling located in a corner position at the hear of a cul de sac. The property sits within a relatively recently constructed residential development to the East of Upper Sheffield Road (A61). To the front of the dwelling is a parking area and a detached garage. There is an 'L' shaped garden wrapping around the side (west) and rear (North) of the property with outbuildings adjacent to the rear boundary.

There are neighbouring properties to the front (south) of the dwelling at 90 degrees. There are neighbouring detached properties to the East and semi-detached properties, beyond the rear boundary, to the North. To the West/South West beyond the side boundary are the rear garden and parking areas associated with the terraced dwellings fronting Upper Sheffield Road.



Proposed Development

The applicant seeks permission to erect an 'L' shaped, single storey, flat roofed extension to the rear of the property. The extension would project circa 10.4 m from the original rear elevation and measure between 5.1m and 7.2m wide. The height of the extension would be 2.8m. The extension would be used as an annex and accommodate an open plan lounge/dining/kitchen area, 2no. bedrooms and a bathroom. The extension would be finish in brick and render.



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.

An annex building, often referred to as a 'Granny Annex' may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling, be single storey and in all circumstances, it should only have 1 bedroom and no more than 3 rooms in total.

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.

Representations

Notification letters were sent to surrounding properties. No representations were received.

Consultees

None

Assessment

Principle of Development

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

SPD 'House Extensions and Other Domestic Alterations' states '*An annex building, often referred to as a 'Granny Annex' may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling, be single storey and in all circumstances, it should only have 1 bedroom and no more than 3 rooms in total*'.

Residential Amenity

It is noted that the proposed extension would be set in circa 1m from the boundaries shared with the neighbours to the North and East. It is also noted that the height of the extension would be a relatively modest 2.8m with only circa 1m of the extension visible over the existing boundary fencing. However, the size of the extension with a projection of over 10m and a width of 7m would result in a long continuous wall within relatively close proximity of the neighbouring boundaries and would have some overshadowing and overbearing impact, contrary to Local Plan Policy GD1.

In term of the occupants of the original dwelling, the rear windows/openings on the ground floor which had views over the garden would need to be blocked up. New bi-fold doors would be provided to serve the kitchen diner, however, they would face a far smaller area of garden and would be within circa 5m of the side boundary, as such, outlook would be reduced.

In terms of the future residents of the annex, the main living space would have glazed doors, again, circa 5m from the side boundary. In addition, that room would be 'L' shaped with the kitchen set in the heart of the building with little outlook. It is noted there would be a roof light to provide light but little in the way of views out. Bedroom 2 would have a window facing the garden area and side elevation of the original dwelling with little privacy and bedroom 1 would have a window circa 3.5m from the side boundary, again with poor levels of outlook.

The proposed annex would have a footprint of circa 66m² and occupy the majority of the rear private amenity space. It is noted that the side garden area would be retained to shared between the original dwelling and the annex and exceeds the required 60m, however, the remaining garden would be long and narrow and less usable. Furthermore, the SPD states '*An annex building, often referred to as a 'Granny Annex' may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden*'.

The SPD also states '*it should only have 1 bedroom and no more than 3 rooms in total*'. The proposal is for a large 4 room annex with a footprint of circa 66m². The South Yorkshire Residential Design Guide requires 62m² for a standard 2-bedroom property, as such, this size of an addition meant to be a subordinate annex to an existing dwelling is far in excess of what is permissible, especially within the grounds of a modest 2 storey dwelling set within a relatively densely developed modern housing development. Its scale is detrimentally out of context with its surroundings.

Visual Amenity

The host property is set within a corner position and the proposed annex would be to the rear of the dwelling in a relatively non-prominent position. However, several neighbouring properties would have views of the annex which, as outlined above, would occupy a disproportionate portion of the amenity space.

Furthermore, the SPD requires extensions to be of a scale and design which harmonises with the existing building. The proposed extension has a greater depth than the host property and is wider in parts. The overall footprint of the extension/annex is greater than the footprint of the original dwelling, as such, it would not be a subordinate addition or of a scale which harmonises with the host, as such, it would be contrary to the SPD and Local Plan Policy D1.

Furthermore, it would be contrary to the development pattern of the area where the vast majority of the properties have their main private amenity space to the rear with the rear elevations of the dwellings and associated extensions opening onto that garden area. In this case the majority of the garden area would be to the side of the property and would be relatively long and narrow, in contrast with the character of the area.

The sheer size and flat roofed design of the extension would also be in contrast to the host dwelling and neighbouring dwellings and their associated extensions and alterations, to the detriment of visual amenity.

Highways

The original dwelling would have required 2no. off street parking spaces. Although the annex is for family members and annexes are not required to have their own parking, it is likely that the occupants of both the host property and the annex would have cars which would put strain on the existing parking situation. Especially given the position of the site on a densely developed cul de sac with limited visitor parking and a shared surface with no pavements and neighbouring driveways within close proximity.

Recommendation

Refuse