

2023/0346

Mr Leslie Lang

1 Hall Place, Monk Bretton, Barnsley, S71 2EX

Single storey extension to the side of bungalow (Amended Description)

Site Description

1 Hall Place is a brick-built detached bungalow located in Monk Bretton, forming a corner plot on Cross Street, Hall Place and Church Grove – the principal elevation of the dwelling is located along Hall Place. The dwelling is bounded by low stone-built walls to the South and East with the height of the wall increasing slightly along the Western boundary and topped with timber fencing – further fencing forms the Northern boundary enclosing garden space to the side and rear. Pedestrian access is taken off Hall Place, whilst vehicular access is taken off Church Grove where an existing driveway and attached garage serves the dwelling.

Hall Place and Church Grove comprise of other detached bungalows of a similar scale and appearance with some differences to external materials used and various additions to different properties. Properties along the East side of Church Grove are set slightly lower than those to the West. Other dwellings in the area include two-storey detached and semi-detached properties.

The surrounding area is principally residential alongside various green spaces and land allocated for further housing – greenspaces include Redfearn Sports and Social Club to the East, Monk Bretton Cricket Club to the West, and Monk Bretton Park to the North, whilst allocated housing sites include HS14 to the North, HS7 to the East, and HS21 to the West.



Planning History

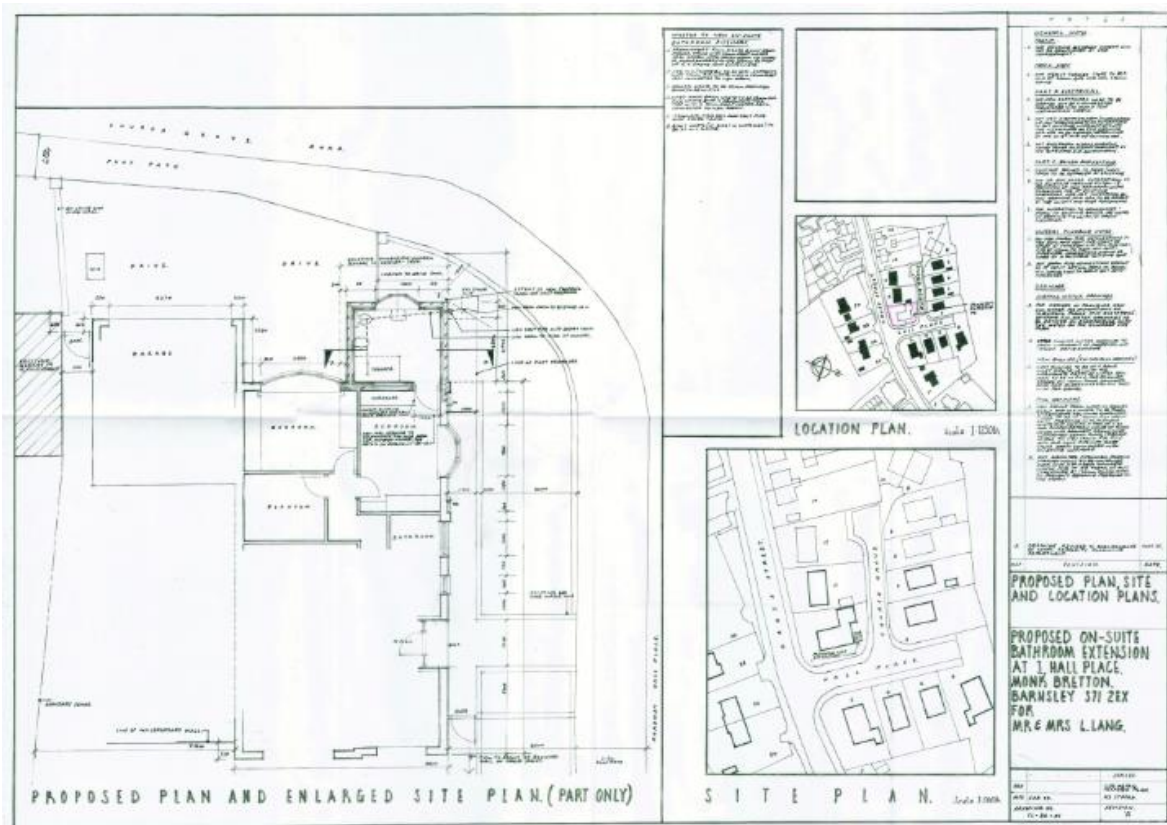
2012/0913 - Replace existing flat roof to garage with a pitch roof. - Approved with Conditions.

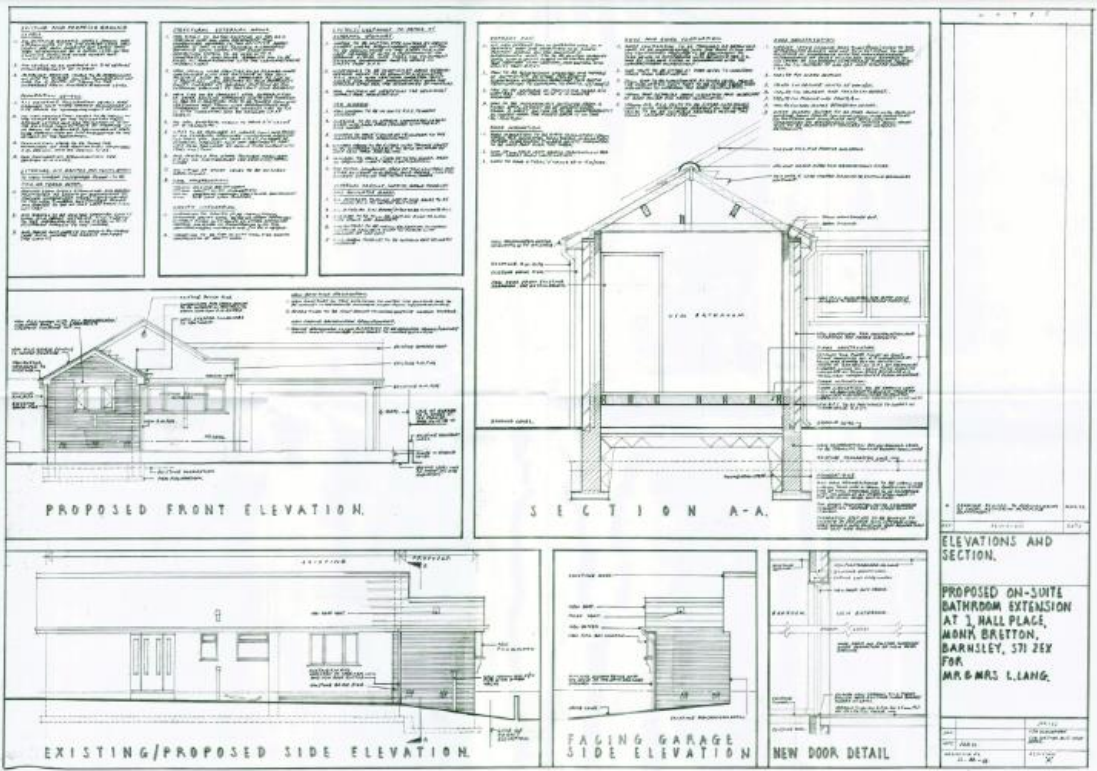
Proposed Development

Original proposals were for the erection of a single storey extension to the side/ front of the dwelling. The proposed extension would have extended beyond the principal elevation (Hall Place) of the dwelling and featured an asymmetrical pitched roof. A site visit concluded that the proposed extension would have appeared overly dominant within the street scene, especially along Hall Place; as such, amendments were sought in the interests of visual amenity.

Amended proposals were received 07/06/2023. The applicant is now seeking approval for the erection of a single storey extension to the side of the dwelling.

The proposed extension would project from the side (East) elevation of the original dwelling by approximately 2.8 metres extend along the side of the property by approximately 3.65 metres. The proposed extension would feature a symmetrical pitched roof with an approximate eaves and ridge height of 2.75 metres and 3.9 metres respectively. A small bay window proposed on the East elevation of the extension would add approximately 0.3 metres to the overall projection (3.1 metres). The proposed extension would utilise external materials that would match or would be of a similar appearance to those used in the construction of the original dwelling, including brickwork and 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 site is allocated as Urban Fabric within the adopted Local Plan; therefore, the following policies are relevant:

- ***Policy GD1: General Development.***
- ***Policy D1: High Quality Design and Place Making.***
- ***Policy T4: New Development and Transport Safety.***
- ***Policy SD1: Presumption in favour of Sustainable Development.***

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.***

Consultations

No consultees were consulted on this application.

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; 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.

Visual Amenity

The SPD states that *'the design of single storey side extensions should reflect the design of the existing dwelling in terms of roof style, pitch, materials, and detailing'* explaining 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 use external materials that would match those used by the original dwelling, including mixed brickwork and concrete interlocking roof tiles. The proposed extension would use a pitched roof that would sympathetically reflect the style, design, and pitch of the roof of the original dwelling.

Whilst the proposed extension would be visible from the public realm along Hall Place and Church Grove due to low walls forming existing boundary treatments, the line of the principal elevation along Hall Place would be maintained, and the extension would be of a modest size, utilising a restrained roof height, and adopting a similar appearance to other extensions and outbuildings found in the area.

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.

Residential Amenity

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

The SPD states that *'single storey extensions should not have an excessive sideways projection (i.e., more than two thirds the width of the original dwelling).'* In this instance, the proposed single storey extension would project from the side elevation of the original dwelling by approximately 2.8 metres, increasing to 3.1 metres when the bay window is included - the width of the original dwelling is approximately 7.25 metres; as such, the proposed extension would not have an excessive sideways projection that would be more than two thirds the width of the original dwelling.

However, the SPD also states that *'on corner plots the sideways projection or a single storey side extension should not exceed more than half the width of the existing gap between the original dwelling and the side boundary.'* In this instance, the site forms a corner plot and an existing gap between the side (East) elevation of the original dwelling and the side boundary of approximately 5 metres is achieved. The proposed extension would exceed more than half the width of this gap by approximately 0.6 metres (maximum).

Though the proposals would not meet all the guidance within the SPD, a gap of approximately 1.9 metres would be maintained between the East elevation of the extension and the side boundary, maintaining highway visibility to a reasonable degree. This is considered to be acceptable, especially in the context of no adjacent neighbouring properties directly to the East and that the proposals were amended in the interests of visual amenity resulting in a slightly greater projection than originally proposed. The proposed extension would maintain the eaves height of the roof of the original

dwelling whilst adopting a significantly lower ridge height; as such, the proposals are not considered to be overbearing resulting in increased overshadowing or reduced outlook to an unreasonable degree.

In terms of overlooking, resulting in a loss of privacy, the proposed extension would introduce a new window to its East elevation that would face neighbouring property 3 Hall Place; however, approximately 19 metres would be maintained between the window of the proposed extension and the windows on the North side elevation of 3 Hall Place. This distance is considered to be sufficient to maintain levels of privacy to a reasonable degree, especially in the context of 3 Hall Place being set lower within the street scene and the affected windows being mostly screened by existing boundary treatments. Additionally, windows on side elevations of neighbouring properties are not usually offered the same protections as those belonging to habitable rooms and located on the front and rear of the property.

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

Highway Safety

The dwelling benefits from an existing driveway located to the South of the property and accessed off Hall Place alongside an attached garage. Though the extension would exceed half the available width between the original dwelling and the side boundary, it is not considered that highway visibility would be adversely affected, especially as the road serves only two cul-de-sacs off an estate road where there would be only a modest amount of vehicle movements which are likely to be slow moving.

Therefore, on balance, whilst the proposals would not meet all the guidance within the SPD, a gap of approximately 1.9 metres would be maintained between the East elevation of the extension and the side boundary, maintaining highway visibility to a reasonable degree. Additionally, the location of the proposed extension - positioned West of an existing bay window on the South elevation where part of the driveway is located, is unlikely to interfere with no detrimental loss of off-street parking.

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