
2024/0014

Mr Rob Wood

111 Worsbrough Road, Birdwell, Barnsley, S70 5RF

Single storey rear extension.

Site Description

The application relates to a plot located to the south side of Worsbrough Road and within an area that predominantly residential, comprising other two-storey semi-detached properties of a similar scale and appearance, and semi-detached bungalows.

The property in question is a two-storey semi-detached house constructed of brick with a hipped roof and grey slate roof tiles. The property is fronted by existing hardstanding and soft landscaping. To the side is an existing detached outbuilding with a corrugated metal roof. To the rear is a modest sized garden that accommodates a brick-built detached garage. Boundary treatments comprise a mix of timber fencing and mixed vegetation.



Planning History

There are no previous planning applications associated with the application site.

Proposed Development

The applicant is seeking approval for the removal of existing detached outbuildings and the erection of a single storey rear extension.

The proposed rear extension would project from the south elevation of the application dwelling by approximately 4 metres and beyond the eastern (side) elevation by approximately 2.9 metres with a total width of approximately 6.5 metres. The extension would adopt a hipped roof with a gable elevation to the east. The roof would have an approximate eaves and ridge height of 2.5 metres and 3.1 metres respectively. The extension would adopt matching external materials.



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, 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 domestic extensions, outbuildings, roof and other domestic alterations. The document reflects the principles of the National Planning Policy Framework which promotes 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 and beautiful places.***

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

The site falls within urban fabric which has no specific land allocation. Therefore, 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.

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 extension would be erected to the north-east of adjoining 109 Worsbrough Road and to the south-west of adjacent 113 Worsbrough Road. It is acknowledged that some overshadowing could occur. However, any potential impact to 109 Worsbrough Road is not considered to be detrimental and is likely to be lessened because of the location of the extension in relation to the sun path and a set in from the eastern boundary line. Moreover, any potential overshadowing would likely occur and be limited to the early morning and not at peak times for use of a private garden. Similarly, any potential impact to 113 Worsbrough Road is not considered to be detrimental as the extension would replace existing detached outbuildings located directly adjacent to the shared boundary line which are likely to contribute to any existing level of impact which may be experienced and tolerated. Additionally, the neighbouring property is located away from the boundary line and therefore any potential overshadowing is not likely to impact habitable room windows and would likely be limited to a driveway to the side of 113 Worsbrough Road.

The proposal would incorporate new glazing on its north, south and west elevations. The north-facing window would be sufficiently distanced from neighbouring properties opposite, the south-facing window would face into the application site and away from surrounding properties, and the west-facing window would face the side elevation of an existing rear conservatory to 109 Worsbrough Road. It is acknowledged that some overlooking could occur, especially as the boundary treatment is not as string in this location. However, any potential impact is unlikely to significantly extend beyond any existing level of impact which is likely to be experienced and tolerated. Moreover, an improved boundary treatment of up to 2-metres-high could be erected without the need to obtain planning consent if necessary. Additionally, neighbouring properties were consulted on the application and no representations were received. The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook.

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

Visual Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they do not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the original dwelling.

The proposed extension would project from the rear elevation of the application dwelling and extend beyond the eastern side elevation. As such, the extension would be visible from the public realm. However, the extension would be significantly set back from the highway, would adopt a sympathetic form and features, including roof type and external materials, and would not adopt an excessive sideways projection, exceeding two thirds the width of the original dwelling, in accordance with the

SPD. The proposal is therefore unlikely to significantly alter or detract from the character of the application dwelling or broader street scene.

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

Highway Safety

The proposed extension would be located to the rear of the application dwelling and would result in the loss of an existing detached garage. However, sufficient parking would remain to the front of the property to accommodate a minimum of two vehicles.

The proposal is therefore considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety* and highway safety would be maintained to a reasonable degree.

**Recommendation -
Approve with Conditions**