
2024/0064

Address: 6 Holwick Close, Silkstone, Barnsley, S75 4NU

Description: 2 storey side extension, single storey rear extension, rear balcony and new window to front porch of detached 2 storey dwelling

Two objections received from neighbours on the street.

Site & Location Description:

The application dwelling is situated on a small cul-de-sac of a modern housing estate leading of High Street and Silkstone Lane in the village of Silkstone, 4 miles east of the Barnsley town centre. The dwelling itself is a substantial house within the cul-de-sac due to previous extension, it is however, not the most prominent due to its position within the street scene. Constructed of yellow stone with a large front extension and garage, projecting beyond the front elevation, with a grey tiled gable roof, and accompanying sloped roofs on the garage and porch, the dwelling is broadly similar to other dwellings within the cul-de-sac.



Planning History:

- **B/04/0274/PR** - Erection of side attached garage/store and rear conservatory extension – Approved with conditions 19th April 2004
- **B/91/1785/PR** - Erection of two-storey extension and erection of private garage – Approved with conditions – 20th February 1992
- **B/81/0720/PR** - Residential development – Approved with conditions 15th July 1981

Proposed:

The proposal is for an additional two-story side extension with a 4m side projection, to be attached on the left side of the dwelling, when viewed from the front elevation. This elevation would feature a set back but not a set down in the proposed extension to the gable roof, both the extension and the roof would be constructed of similar materials to match the existing dwelling and its extension.

Additionally, a ground floor, flat roofed rear extension is also proposed, leading on to a modest raised patio. The extension is proposed to feature two large roof lanterns. Because the extension is attached to the existing and proposed extensions, despite it's 3m projection, it would not qualify as permitted development.

Measurements:

All existing roof and eaves heights have been measured on the existing plans and remain unaltered on the proposed plans.

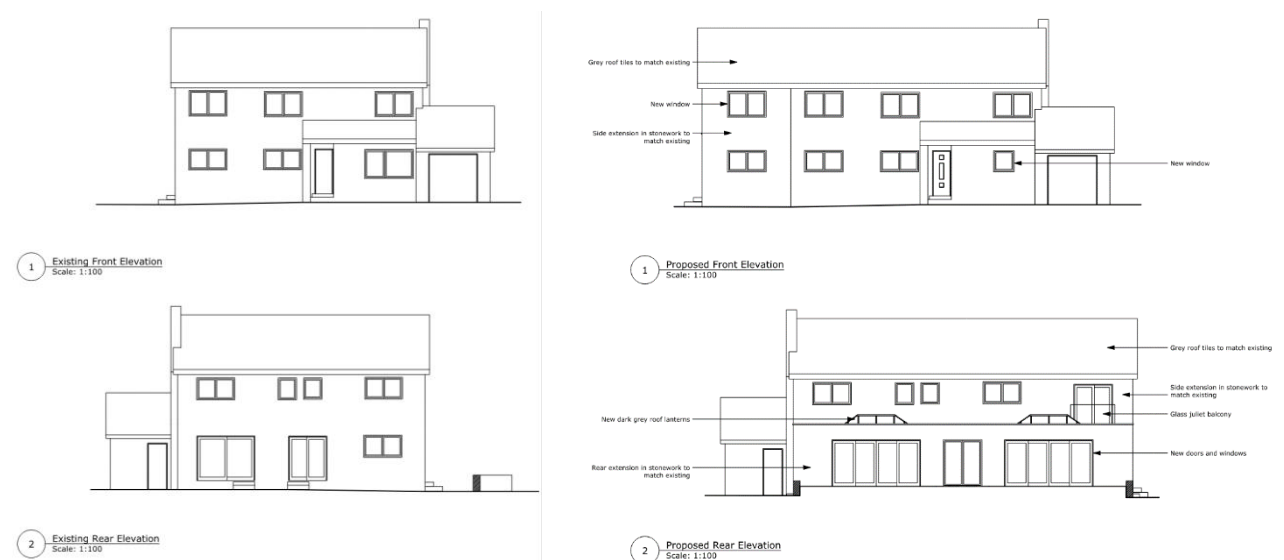
Proposed Side Extension

- **Side Projection: 4m**
- **Length: 11.05m** (Including 3m of proposed rear extension)
- **Eaves Height: 5.33m** (matching original)
- **Maximum roof height: 8.06m** (matching original)

Proposed Rear Extension

- **Rear Projection (from rear wall): 3m**
- **Width 15.3m**
- **Eaves Height: 2.28m**
- **Maximum roof height: 3.74m** (to roof lantern) / **3.33m** (flat roof)

Existing and Proposed Floor Plans and Elevations

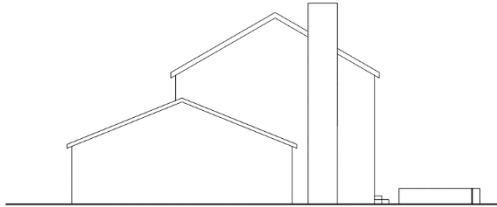




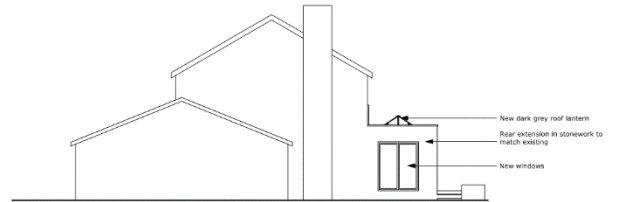
1 Existing Side Elevation
Scale: 1:100



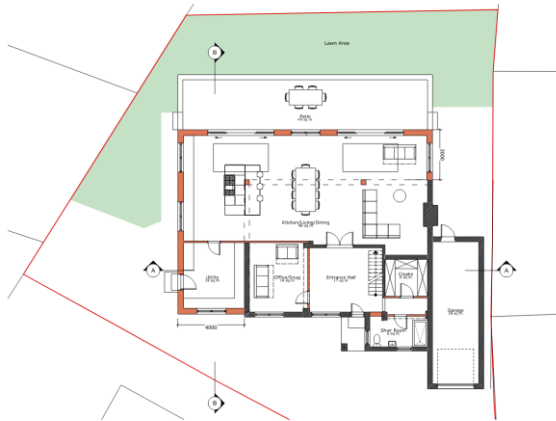
1 Proposed Side Elevation
Scale: 1:100



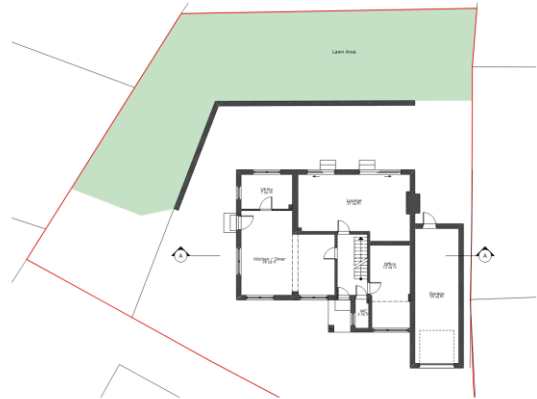
2 Existing Side Elevation
Scale: 1:100



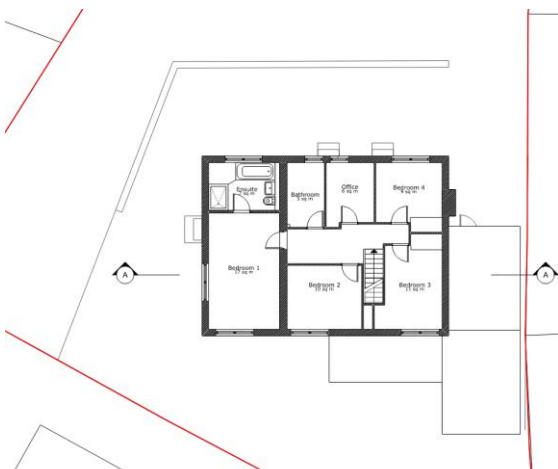
2 Proposed Side Elevation
Scale: 1:100



1 Proposed Ground Floor Plan
Scale: 1:100



1 Existing Ground Floor Plan
Scale: 1:100



Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Seven Letters were sent to nearby addresses, including potentially affected dwellings on additional streets; One objection and one comment containing notes of concern amounting to an objection were received from dwellings on Holwick Close.

Issues raised by the Neighbours, which may be considered as material planning considerations were related to the size of the proposal, impact upon the street scene, overshadowing, overbearing and loss of light. Other issues raised included noise during construction and the use of a flat roof. All these issues and ones which were not material planning considerations were thoroughly read, (anonymously) highlighted to the agent/architect and fully investigated during a site visit and considered within the context of my report below.

Consultees: Silkstone Parish Council – No comments received

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the 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 also 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 and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 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.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well-designed and beautiful places -

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

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. Conversely, significant weight should be given to:

- a) development which reflects 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; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

GD1 - General Development: Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

SD1 - Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4 - New Development & Highway Safety: New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Assessment

Principle of development

The site is located within land designated as Urban Fabric. Extensions 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.

Residential Amenity

As the dwelling is detached, there is separation between the neighbouring dwellings and due to the estate layout, there is a considerable distance between the dwelling and other dwellings to the rear with no dwelling directly overlooked but the rear garden may be seen from the existing dwelling and proposed extension. Whilst the effect on dwellings to the rear would be insignificant, more concern about the two adjacent dwellings must be considered. In relation to No.4, there is and would remain a good separation distance between the dwellings and the most significant part of the proposal which has the potential to affect No.4, the rear ground floor extension. Whilst aesthetically it is debatable as to the merits of a flat roof, in relation to residential amenity, the flat roof ensures any potential overshadowing is minimized, especially in comparison to a single or dual pitched roof. In relation to the remaining aspect of the rear extension, if it was not proposed to be constructed onto the existing or proposed or existing extension of the dwelling, the proposal would be allowed through permitted development (PD) rights. Whilst the proposal is wider than allowed under permitted development rights, both the projection of 3m and the roof height (excluding roof lanterns) of 3.33m are quite modest and should not have a significant impact on the residential amenity of No.4, that of neighbouring No.7 or any other nearby dwellings.

Regarding the two story side extension, which would be located near to the dwelling of No.7, overall the proposal may have an impact on the residential amenity of No.7, but as explained below, following additional information by the agent and viewing the exteriors and separation distance between both dwellings on a site visit, I am confident that the proposal would only cause insignificant or in a worst case scenario a modest impact on the residential amenity of No.7. The proposal is within reasonable proximity to that of the adjacent dwelling of No.7, but a minimum of 6m distance would be maintained between the two. The closest aspects of the dwellings will be the side elevation of No.7 and the extended section of front elevation of No.7. With No.7 only featuring a ground floor door and a small, obscured glass window, presumably of a bathroom on the first floor. In contrast consideration has been given to the rooms located within the extended front elevation of No.6. A utility room with a window would be located on the ground floor, whilst an ensuite bathroom, with a window would be located on the first floor. The applicant has confirmed they would be installing an obscure window, but this can also be conditioned within a decision notice. As such, along with an existing strong boundary between the dwellings, there would not be a concern of overlooking or privacy for either dwelling. The space between the side elevation of No.6 and the boundary treatment is approximately 3m and is predominantly a walkway to the rear garden, so potential overshadowing would be insignificant.

The side aspect of the proposed side extension does not extend beyond the building line of No.7, and with a very small first floor window within the master bedroom, overlooking of the rear garden of No.6 or other dwellings would be extremely limited. There are larger windows on the ground floor but the strong boundary between the dwelling and No.7 and a larger hedge (conifer) boundary between at the side elevation prevents overlooking of any dwellings. In relation to loss of light, due to the south facing nature of the rear garden of No.7 and the south to south west facing garden of

No.6, there would be no loss of light caused to any neighbouring dwelling by the proposed two-story extension.

There is a Juliet style balcony proposed on the rear elevation, but by design, there would be no access on to the flat roof of the extension below or amenity space outside of the dwelling. As a Juliet balcony is akin to a window but which opens similar to that of a door, there would be no impact on the residential amenity of residents caused by the Juliet Balcony.

Visual Amenity

Currently the dwelling is a significantly large dwelling, in part due to previous extensions. However, currently due to its position within the cul-de-sac, it does not appear overbearing within the street scene, when viewed from a distance, such as from the junction of the street with Sunny Bank Road, this is predominantly due to the shielding provided by No.4 Howick Close. In contrast, it may be slightly dominant within the skyline when viewed from the rear, but due to the local topography, this is unavoidable and would affect other dwellings too. The neighbouring dwelling of No.7, whilst not as large as No.6, appears visually quite large and is certainly more dominant within the street scene. This is probably caused by the attached double garage wrapping around into the front porch located beyond the front elevation, and the dwelling's position at the center of the cull-de-sac.

Usually, a set back and a set down in the roof line are required for extensions on the front elevation, to allow the extension to appear subordinate to the principal original dwelling. On this occasion a set back has been included but not a set down within the roofline. Given the position of the dwelling, at the end of the cul-de-sac and stepped behind No.4 it would not be in a prominent position in the streetscene. Whilst it would be desirable to have a set down as well as a set back, given the detached nature of the dwelling, and its position in the street scene it is not considered that a lack of a set down in this instance would be sufficient to recommend refusal of the application.

Removal of PD Rights

If approved, the dwelling would be very significant in structure, but this is helped by masking from No.4 as detailed above. The extended dwelling would also be approaching what may be considered an acceptable level of size within the plot it is situated in, with almost half of the original plot size, excluding the original house, being used for extensions of the main dwelling. It would therefore be appropriate to restrict further permitted development in relation to extensions and outbuildings, to prevent oversaturation of development within of the dwellings curtilage protecting potential harm to the visual amenity of the dwelling, its neighbours and the street scene, whilst additionally protecting the residential amenity of existing and future residents.

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Summary

I cannot argue against the fact that the dwelling is large and would become larger. However, I do not feel that the proposal would have a significant detrimental impact on the character of the dwelling, the visual amenity of its neighbours or the street scene. Equally after assessing the proposal, it would not appear to have a detrimental effect on the residential amenity of the adjacent neighbours or dwellings beyond, with appropriate mitigation including within the design and supported by existing boundaries. With no impact on Highway Safety, with ample parking and manoeuvring space retained within the front curtilage, it would be appropriate to recommend the proposals for approval.

Recommendation: Approve with conditions