
2024/1061

Mr David Hoyle

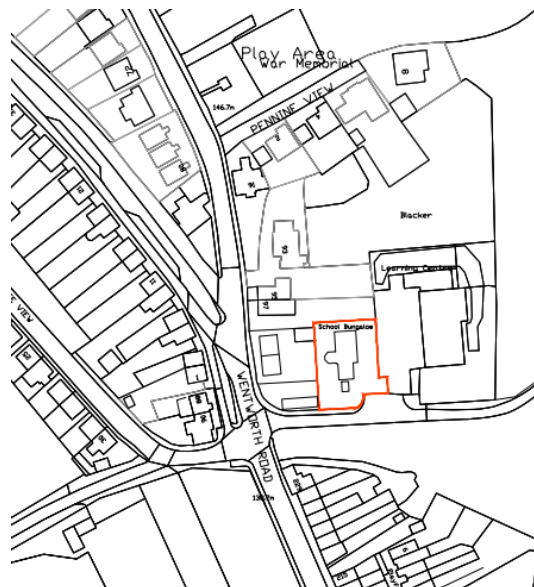
The School Bungalow, Wentworth Road, Blacker Hill, Barnsley, S74 0QT

Demolition of existing garage and conservatory and erection of two storey extension and associated works.

Site Description

The application relates to a plot located on the north side of an access road off Wentworth Road and opposite the junction of Wentworth Road with Grange View. To the east of the development site is Wood Head Farm and an existing single storey commercial building used as a Learning Centre and Community Nursery, and to the north, west and south are residential dwellings of a similar scale and varying appearance. There is also a corner plot of Council owned land siting a container to the west. Green Belt land is located to the east, south and west, and the topography of the area falls north-to-south and east-to-west.

The property in question is a modest sized, detached bungalow constructed of brick with a pitched roof constructed with red roof tiles. The dwelling is set to the north and centrally within the plot and features an existing flat roofed attached garage to its south elevation and a conservatory to its west elevation. Boundary vegetation has been removed to the north and there is currently no boundary treatment on the north and western boundaries. The site is bounded by palisade fencing to the east and vegetation to the south. Some clearance works were being undertaken on-site at the time of the site visit.



Planning History

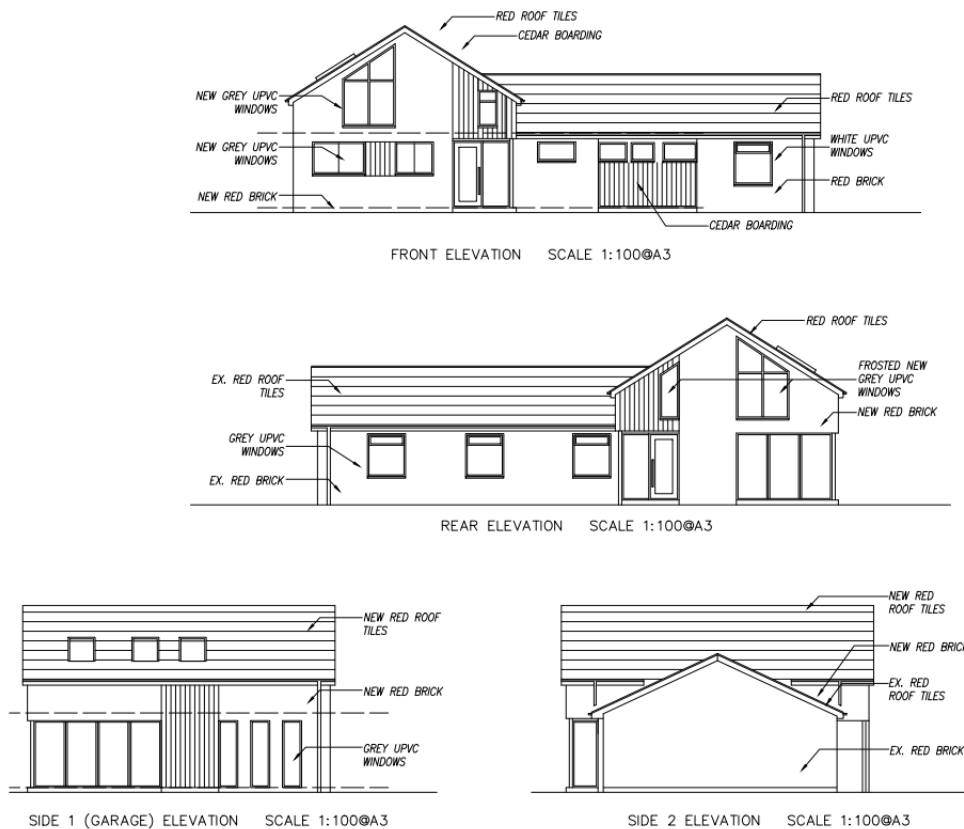
There is no recent or relevant planning history associated with the development site.

Proposed Development

The applicant is seeking permission for the demolition of an existing single storey flat roofed attached garage and the demolition of an existing single storey conservatory on the south and west elevations of the application dwelling respectively, and the erection of a new two-storey extension on the south elevation with associated works.

The proposed extension would project beyond the east and west-facing elevations of the application dwelling by approximately 1 metre, with a total southernly projection of approximately 7 metres and a width of approximately 9.5 metres. The extension would adopt a pitched roof with an approximate eaves and ridge height of 3.6 metres and 5.9 metres respectively. It would be constructed of closely matching external material, including brickwork and roof tiles. The proposal would also incorporate some cedar boarding cladding which would also be implemented on the existing dwelling.

During the application process, the application proposal was amended to address the LPA's visual amenity concerns regarding the original design of the proposed extension as it would have appeared as an overtly dominant feature that would have significantly altered and detracted from the character of the existing building.



Revision	date drawn	05/04/2024	Drawn By	AMA
Comments	FIRST ISSUE			
Revision	date drawn	24/01/2025	Drawn By	AMA
Comments	EXTENSION ROOF LOWERED AS REQUESTED BY PLANNING OFFICER			
Client	DAVE HOYLE			
Project	SCHOOL BUNGALOW (OFF WENTWORTH RD), BLACKER HILL, BARNESLEY S74 0RL			
Architect	SPACE studio 18 Mykr Road Sheffield S11 7PF Telephone +44 (0) 114 263 1762			
Scale	1:100@A3			
Revision	A	date drawn	05/04/2024	
Comments	PROPOSED ELEVATIONS			
Drawing no	A24-104/05			

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 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which 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 in the adopted Local Plan which has no specific land allocation. Green Belt land is located to the east, south and west. Therefore, the following policies are relevant:

- **Policy SD1: Presumption in favour of Sustainable Development.**
- **Policy GD1: General Development.**
- **Policy POLL1: Pollution Control and Protection.**
- **Policy D1: High quality design and place making.**
- **Policy GB1: Protection of Green Belt.**
- **Policy T4: New Development and Transport Safety.**

Supplementary Planning Document(s)

- **House Extensions and Other Domestic Alterations.**
- **Parking.**

National Planning Policy Framework (December 2024)

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.**
- **Section 13: Protecting Green Belt land.**

Other Material Consideration

- **South Yorkshire Residential Design Guide 2011.**

Consultations

Highways Development Control	No objections.
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Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

The development site is not located on Green Belt land, but it is bounded by the Green Belt to the south. As such, a separate Green Belt assessment is not required in this instance, but an assessment will be made as to whether the proposal would have a harmful impact on the appearance, character or openness of the Green Belt.

Residential Amenity

Extensions and alterations to a domestic property are acceptable if the proposed development would not adversely affect the amenity of neighbouring properties.

The existing dwelling is set within a modest plot that is set below the ground level of the rear curtilage of 97 Wentworth Road to the north and that is elevated above the ground level of the rear curtilages of 99 Wentworth Road and 101 Wentworth Road to the west. Boundary vegetation to the north has been removed and there is no boundary treatment in place in this location. There is also no boundary treatment in place to the west. The development site is bounded by palisade fencing to the east and vegetation to the south.

The proposed extension would project from the south elevation of the application dwelling and would be positioned to the east of 101 Wentworth Road – a new build dwelling that is currently uninhabited, and to the west of a Learning Centre and Community Nursery. Whilst some overshadowing could occur, any potential impact would be likely to occur and be limited to the early morning or late evening and not at peak times for use of a rear garden. As such, the amenity of any potential future occupants of 101 Wentworth Road would not be significantly detrimentally impacted by way of overshadowing. Moreover, the adjacent commercial building is set several meters away from the eastern boundary of the development site and therefore, any potential impact would likely be limited to its car park.

The proposed extension would feature extensive full height glazing at first floor level on the east and west elevations and at ground floor level on the south and west elevations. One new window would be located on both the east and west elevations of the existing dwelling and the existing separation distances between the existing dwelling, site boundaries and buildings beyond would be maintained. Whilst the proposed extension would maintain less than 10 metres to the east and west boundaries, contrary to the Council's design guidance, a sufficient separation distance (21 metres or more) would be maintained between the first-floor windows and the adjacent commercial building to the east. The proposed extension would also largely maintain existing separation distances on-site. A separation distance of approximately 18.6 metres would be maintained between the first-floor windows of the proposed extension and 101 Wentworth Road to the west, which is less than the desired 21 metres.

However, these windows would not directly face habitable room windows on the adjacent dwelling, would serve non-habitable rooms and are proposed to be frosted. As such, the amenity of any potential future occupants of 101 Wentworth Road would not be significantly detrimentally impacted by way of overlooking or loss of privacy. It is acknowledged that there is an absence of good quality boundary treatments on-site, and whilst none are indicated on the plans, the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure of up to 2-metres-high could be implemented on the north, east and west boundaries of the development site as permitted development without a requirement to obtain planning permission. The applicant has indicated that they intend to erect timber fencing using permitted development rights. This would likely provide the development site and surrounding plots with a reasonable degree of privacy.

The proposed extension would unlikely result in significantly reduced levels of outlook for any future occupants of the adjacent residential dwellings due to its anticipated location within the development site in relation to these properties. The proposed development could result in some reduced levels of outlook for the occupant(s) of the application dwelling because of the less than desired separation distances particularly to the east and western boundaries. However, these separation distances are existing and would largely be maintained with a limited reduction in some areas because of the east and western projection of the proposed extension. As such, it is not considered that the amenity of the occupant(s) of the application dwelling would be significantly detrimentally impacted.

There could be some potential disturbance and disruption because of construction works, and whilst any potential impact is anticipated to be temporary, should the application be approved, a condition will be used to control construction hours.

Considering the above, the application proposal is not considered to result in significantly increased levels of overshadowing, overlooking and loss of privacy or reduced levels of outlook, and therefore, this is considered to weigh significantly in favour of the proposed development.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.

Visual Amenity

Extensions and alterations to an existing domestic property are acceptable if the development would remain subservient and would be of a scale and design appropriate to the host property.

During the application process, the application proposal was amended to address the LPA's visual amenity concerns regarding the original design of the proposed extension as it would have appeared as an overtly dominant feature that would have significantly altered and detracted from the character of the existing building.

The amended development scheme proposes a much more balanced, considerate and sympathetic design that would lead to the appearance of a uniquely designed detached dwelling and would avoid having the appearance of a small, detached bungalow dominated by an extension. The submitted amendments are therefore welcome.

The proposed extension would adopt a small projection beyond the east and west-facing elevations of the existing dwelling with a relatively restrained footprint overall and would adopt a greater eaves and ridge height than the existing roof. Whilst an extension should not normally be as large as, or larger than the existing dwelling, it is considered that an overtly domineering appearance would be avoided in this instance. The amended development scheme is considered to provide an acceptable balance between the proportions of the existing dwelling and the proposed extension.

The proposed extension would be constructed of closely matching external materials, including red brickwork and red roof tiles, which would be sympathetic to and in-keeping with the character of the

existing dwelling and surrounding area. The proposal includes the provision of cedar board cladding which would act as a complimentary element to the overall design and would have a relatively neutral appearance. Moreover, the development site benefits from a backland location which is screened to some extent by existing buildings and vegetation to the west and south. The proposed development would therefore not significantly alter or detract from the character of the street scene, and as such, this is considered to weigh significantly in favour of the proposed development.

In relation to the openness of the Green Belt, the proposal would be implemented within the existing residential curtilage of the application property, would be attached to the application property, and would be constructed of appropriate materials. The proposal would therefore not harm the openness or visual amenity and character of the Green Belt. As such, this is considered to weigh modestly in favour of the proposed development.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking Local Plan Policy GB1: Protection of Green Belt and is considered acceptable regarding visual amenity.

Highway Safety

The proposed development would not be prejudicial to highway safety as there is ample space within the curtilage of the development site to accommodate the minimum required car parking spaces and the existing site access would also be maintained. It is acknowledged that the proposal would result in the loss of an existing attached garage, but the internal dimensions of the existing garage fall well below the minimum dimensions required. Additionally, there is no requirement for additional parking provision within the development site, and Highways Development Control were consulted, and no objections were received. As such, this is considered to weight modestly in favour of the proposed development.

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

**Recommendation -
Approve with Conditions**