
2024/0184

Address: 6 Willowbrook Close, Darton, Barnsley, S75 5PX

Description: 2 storey side extension to detached 2 storey dwelling

Site & Location Description:

Located off Oaks Wood Drive, leading off the B6131 Darton Lane, in Darton, Willowbank close is a small cull-de-sac of late twentieth century dwellings, similar to the broader area. The dwelling itself is a buff brick coloured detached house with the top third of the dwelling rendered in white. The dwelling features a grey tiled gable roof, an attached garage, set slightly forward of the front elevation, and an extension on the rear elevation.



Planning History: None, excluding presumably the original outline planning consent (B/89/0386/DT) for the estate in 1989.

Proposed:

The proposal is for the extension or replacement of the existing attached side garage with a two-storey side extension. Following a request the extension has been set back on the first floor and the roof has been set down. The proposal would extend the width and the length of the existing garage, to create a new garage, utility room and playroom on the ground floor, with a smaller (due to set back) first floor extension above, comprising of an additional bedroom, dressing room and ensuite bathroom.

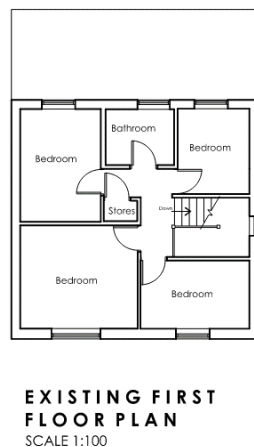
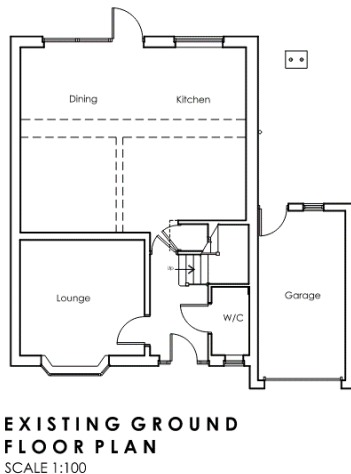
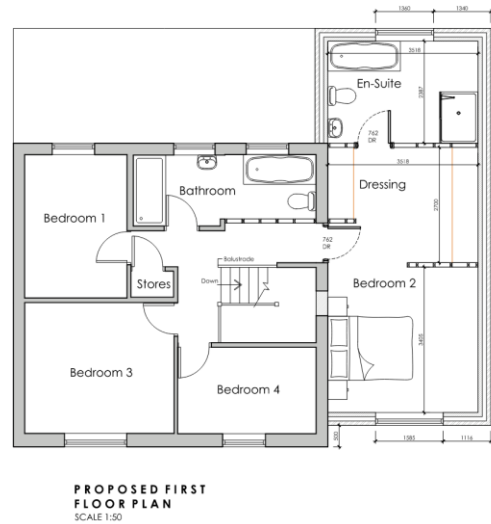
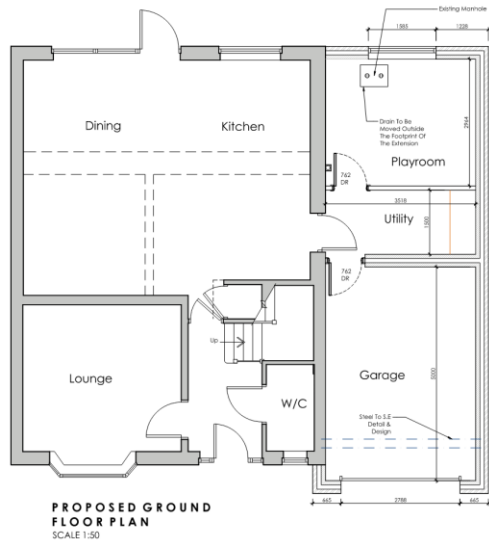
Measurements:

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

Extension (Original Garage):

- **Side Projection: 3.06m** (3.06m)
- **Length: 10.47m** (5.5m)
- **Ground Floor Front Projection: 0.67m** (0.67m)
- **First Floor Set Back: 0.5m /1.17m from ground floor front projection.**
- **Maximum Eaves Height: 2.52m** (2.52m)
- **Maximum roof height: 7.27m** (4.42m garage/7.42m house)

■ Existing and Proposed Floor Plans and Elevations



Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; No comments were received.

Consultees: None

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

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

The proposals extend the footprint of an existing garage and introduces an additional storey. The potential most affected property would be the adjacent neighbouring dwelling at No.4. Whilst there would possibly be some minor harm to the residential amenity of this dwelling, caused by the width, length and height of the proposal, more significant impact is mitigated by the neighbouring dwelling featuring a blank side elevation facing the proposal. At the ground floor level, a very insignificant section of the neighbours ground floor rear conservatory style extension may be slightly overshadowed by the proposal. However, as the proposed extension does not project beyond the extent of the existing rear extension, this impact would be minimal and less than what may have been created by a rear extension, which could have projected out by up to 4m from the rear elevation and width ways up to the boundary with the neighbouring dwelling (covering more of the side aspect of their conservatory) through permitted development rights, or larger through prior approval. As a wraparound extension would be created through this proposal, any further extension to the projection, width or height of the proposed development, which incorporates the original extension, would require formal planning consent.

Due to the location of the proposed extension, the neighbouring dwelling at No.8 would be unaffected by the proposal. Equally, with a minimum of 9m to the rear boundary treatment, 24m to the closest rear neighbour, and with the first-floor rear window of the proposed extension being an ensuite bathroom, the residential amenity of the rear dwellings on Darton Lane would be unaffected.

Visual Amenity

With the required set down and set back, along with the principle of a garage being maintained, whilst the front elevation would be changed, the character of the dwelling, and subsequently the character of the street scene would be maintained. At the rear elevation, the situation is slightly different, with only the additional story being present on the new part of the proposed extension, which extends beyond the original rear elevation, although it is adjoined to the existing rear extension at ground floor level, there is a possibility for the extension to appear awkward. In mitigation of this awkwardness are two significant factors, firstly the lack of first floor extension above the existing rear extension prevents the dwelling becoming overbearing and increasing the harm to the residential amenity of neighbouring dwellings. Secondly, the extension is on the rear of the dwelling and with good tree coverage in surrounding dwellings and public areas on nearby roads, the public view of the extension beyond neighbouring dwellings would be extremely limited.

Highway Safety

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

Summary

With minimal harm to the residential amenity of one single neighbour, no impact on highway safety and an overall good design, especially on the prominent front elevation, and the potential awkwardness of the rear elevation having limited impact within the broader street scene, on balance, the proposal is suitable for a recommendation of approval.

Recommendation: Approve with conditions