
2024/0278

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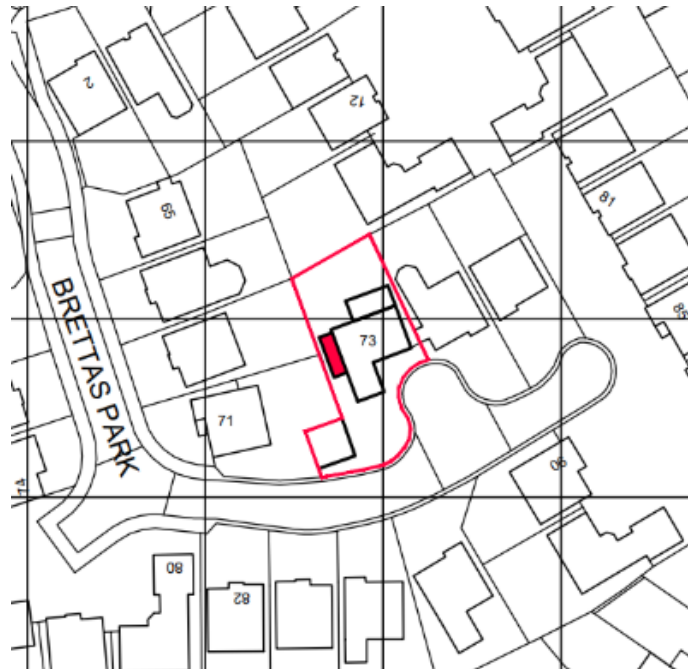
73 Brettas Park, Smithies, Barnsley, S71 1XU

Erection of single storey side extension to form new utility room.

Site Description

The application relates to a plot located on the north side of Brettas Park: a residential cul-de-sac characterised by detached two-storey dwellings of a similar scale and appearance.

The property in question is a detached 'L' shaped building constructed of brick with a pitched and gable roof with red pantiles. The property is fronted by some soft landscaping with a single storey hipped roof detached garage and driveway to the south-west corner of the plot. To the rear is an existing single storey rear extension and rear garden.



Planning History

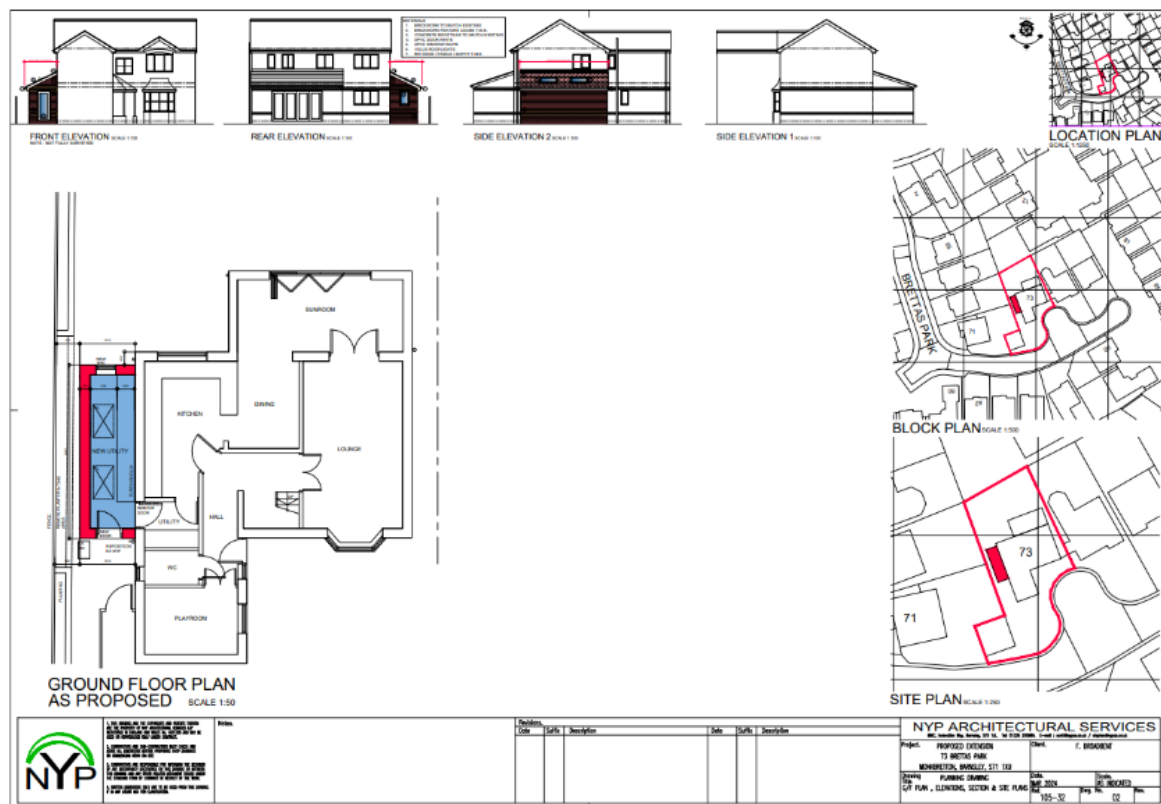
There are several previous applications associated with this site. However, the most recent and relevant application is as follows:

1. 2018/1339 – Single storey extension to rear of dwelling. – Approved.

Proposed Development

The applicant is seeking permission for the erection of a single storey side extension to the side of the dwelling to form a new utility room.

The proposed extension would project from the west elevation of the application dwelling by approximately 1.9 metres with a depth of approximately 6 metres. The extension would adopt a lean to roof with an approximate eaves and ridge height of 2.5 metres and 3.6 metres respectively and would be constructed of external materials that would closely match those used in the external construction of the existing building.



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 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(s)

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

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.***

Other Material Considerations

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

Consultations

South Yorkshire Mining Advisory Service (SYMAS) – No objection.

Representations

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

Assessment

Principle of Development

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 east of the rear curtilage of adjacent 71 Brettas Park. It is acknowledged that some overshadowing could occur. However, any potential impact is likely to occur and be limited to the morning and not at peak times for use of a rear garden. Moreover, any potential impact is unlikely to be significantly different to any existing level of impact which is likely to be experienced in this area due to existing mixed vegetation and trees.

No windows would be located on the side elevation of the extension, but roof lights would be located within the roof plane. Due to the angle of the roof lights and their height above floor level, it is not considered that the amenity of the occupant(s) of 71 Brettas Park would be detrimentally impacted. The roof lights would also serve a non-habitable room which is unlikely to be in continuous use throughout the day. The ground floor rear-facing window would face into the application site and towards the rear boundary line which is formed by a hedge that could offer sufficient screening and lessen the extent of any potential overlooking and loss of privacy impacts.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and is 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 existing dwelling.

The proposed extension would be visible from an area of the public realm of Brettas Park immediately to the south of the application site. The extension would unlikely be a prominent feature within the street scene as it would be largely screened by the footprint of the original building. Nonetheless, the extension would adopt a sympathetic form and features, including a sideways projection that would not exceed two thirds the width of the original dwelling, closely matching external materials and a pitched roof type, in accordance with the House Extensions and Other Domestic Alterations SPD. The extension would also be set in from the side boundary fence by approximately 0.9 metres and would not be erected in proximity of any surrounding building. As such, a terracing affect would likely be avoided.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The application site is served by an existing driveway and detached garage which would be retained and is sufficiently sized to accommodate a minimum of two vehicles, in accordance with the parking SPD.

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

**Recommendation -
Approve with Conditions**