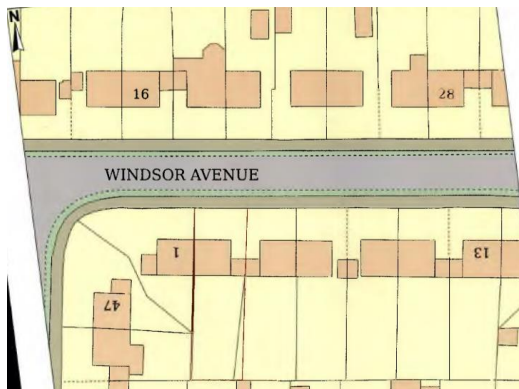

2023/0971**Applicant:** Miss R Downend**Address:** 3 Windsor Avenue, Kexborough**Description:** Single storey side and rear extension to 2 storey dwelling, covering to front door and replacement of rear hedge with fence

Site & Location Description:

The dwelling is a circa 1950's three bedroomed, red brick semi-detached house with a red tiled gable roof. The street, broader street scene and estate comprises of similar dwellings. In between the dwelling and No.5 is an original small red brick outbuilding which is divided for use by both dwellings. Equally both dwellings have created an informal extension/walkway between their dwellings and the outbuilding, something which is common on this street and on similar streets across the borough. There is a visibly noticeable gradient on the street, with the application dwelling being at a slightly higher level than the neighbouring dwelling at No. 5. This is emphasized by additional steps on to the front entrance of the application dwelling and the left-hand dwelling of the next three blocks of semi-detached houses (No's 7, 11, 15)

**Planning History:** None**Proposed:**

The proposal is to build a side and rear 'wraparound' ground floor extension, extending across much of the rear elevation and continuing around to the side elevation, up to the existing outbuilding, where the roof of the proposed extension would continue atop of the existing outbuilding and informal extension. The proposal also includes the replacement of a small amount of boundary privet hedge with a 6ft (1.82m) fence and a new 'open' front porch and canopy. The proposal would use matching materials of red brick for the walls and red tile for the single pitched roof the extension and the dual pitched porch canopy.

Measurements:

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

Side Aspect (Including existing outbuilding/extension):

- **Side Projection: 2.35m (2.65m)**
- **Length: 3.9m (6.43m)** – Both measurements Include 3.4m beyond original rear elevation
- **Maximum Eaves Height: 2.79m**
- **Maximum roof height: 4.15m**

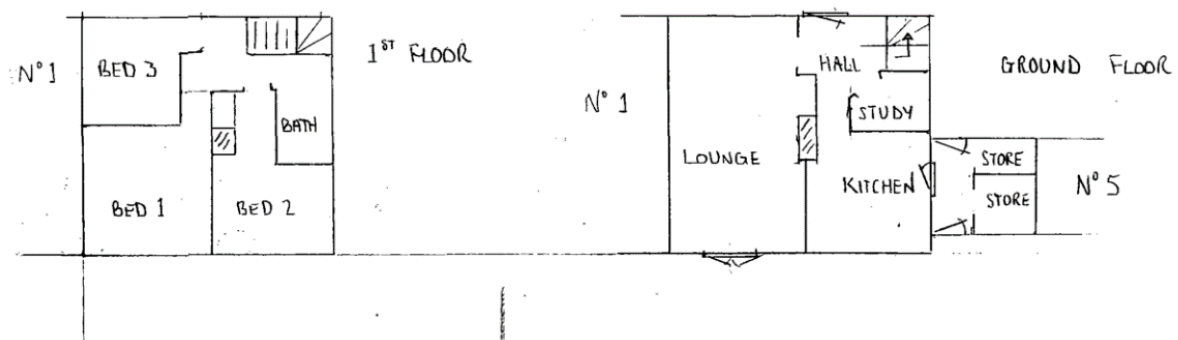
Rear Aspect:

- **Rear Projection: 3.4m**
- **Width: 8.85m (total) including 2.35m of side extension**
- **Eaves Height: 2.92m**
Maximum roof height: 3.81m

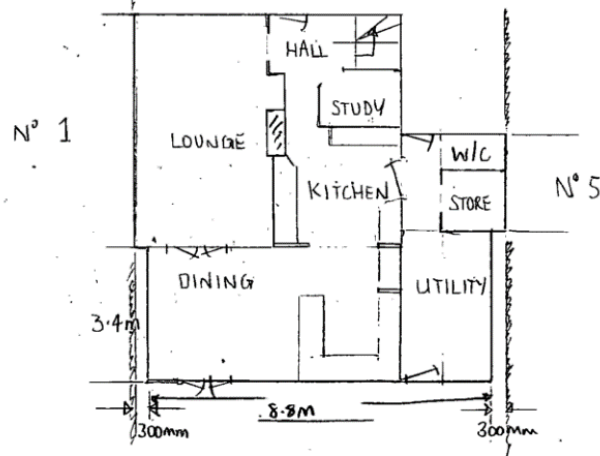
Porch (existing flat roof canopy)

- **Maximum Dual Pitched Canopy Height 3.81m (3.12m)**
- **Projection: 0.85m**

Existing and Proposed Floor Plans and Elevations

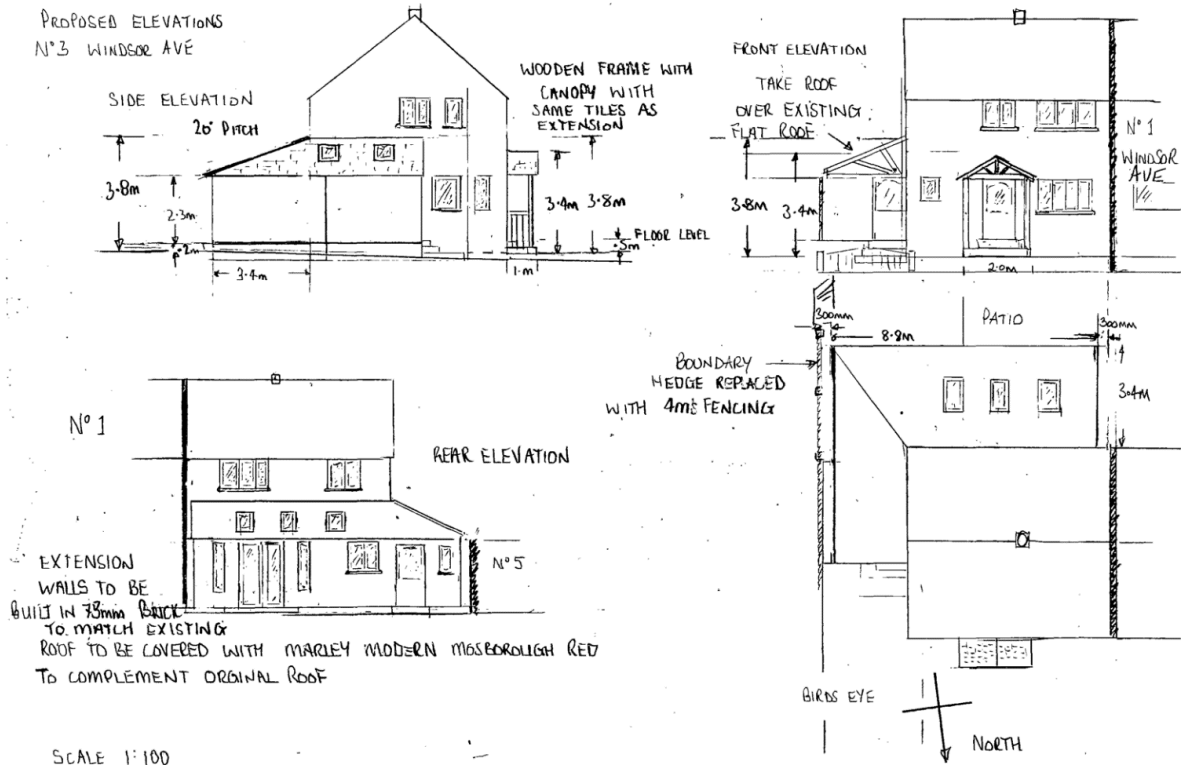


NO CHANGE TO 1ST FLOOR
PROPOSED CHANGES TO
GROUND FLOOR

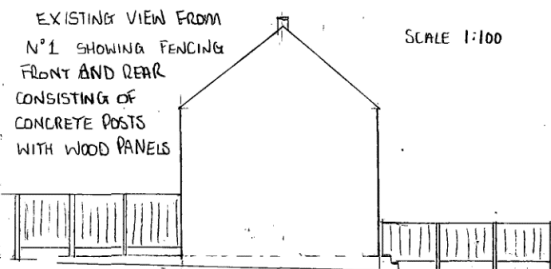


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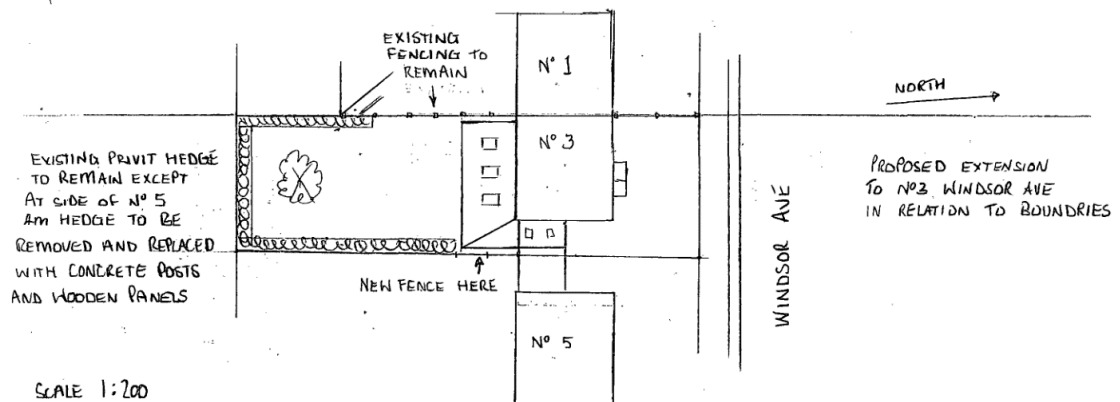
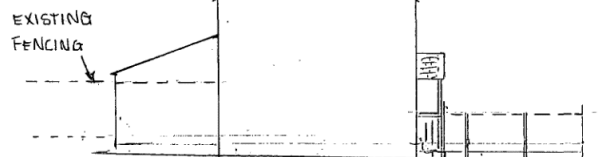
PROPOSED ELEVATIONS
N°3 WINDSOR AVE



EXISTING VIEW FROM
N°1 SHOWING FENCING
FRONT AND REAR
CONSISTING OF
CONCRETE POSTS
WITH WOOD PANELS



PROPOSED VIEW FROM
N°1 SHOWING EXTENSION
AND FENCINGS



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

Because of the proximity of the proposed side extension and subsequently part of the rear extension as it wraps around the rear elevation, it may pose a small amount of overbearing on the adjacent dwelling of No. 5. In mitigation of this, there is already a shared outbuilding between the dwellings, and whilst this proposal extends the projection of this building by 3.9m within the applicant's garden, its width beyond the original structure would be reduced by 300mm, taking it further away from the boundary. Part of the applicant's existing privet hedge is proposed to be removed, this appears to be located wholly within the applicant's boundary and would be replaced with a

substantial 1.8m high fence, for a length of approximately 4.25m, akin to the fence on the opposite boundary treatment. This fence would provide a more stable boundary treatment between the dwellings, helping conceal and reduce the impact of the rear extension on the neighbouring dwelling of No 5. In further mitigation of the relatively high heights of the proposed side extension, the ground level of the application dwelling is not level and as noted the dwelling itself is higher than No.5, with the internal floor level also being at a higher level, requiring access via steps to the front entrance and currently a small ramp provides access into the existing informal extension. This uneven level produces higher eaves and roof height on the front elevation and the side elevation closest to the front elevation, but this reduces towards the rear of the side elevation.

The nature of a wraparound extension would exclude the extension from being allowed under permitted development rules, but in relation to the rear extension, permitted development would have allowed a 3m extension with a height of up to 4m to be constructed without planning consent. In this instance, as planning permission is required, guidance from the local SPD House Extensions and Other Domestic Alterations is considered. One key recommendation from the SPD is that rear extensions on semi-detached houses should have an eaves height not exceeding 2.5m if their rear projection exceeds 3m. The proposal has a rear projection of 3.4m but a maximum rear eaves height of 2.5m, so is Compliant with the SPD. In mitigation of impact on the attached neighbouring dwelling of No. 1, because of the existing strong boundary treatment of a fence which then changes to a high hedge, the impact of the rear extension on their residential amenity would be reduced to an insignificant level, especially taking into account only a 0.4m increase in rear projection than which would be allowed by permitted development.

As the gardens of all three dwellings, the applicant's and the adjacent neighbours, along with dwellings to the rear, are all quite large, the scale of the proposed extension would be proportionate to the size of the dwelling and curtilage.

Regarding the front porch, the potential height may exclude it from permitted development but as it is an open nature, with a dual pitched roof and has a projection of 0.85m, the proposal would not cause any harm to the residential amenity of neighbouring dwellings.

Visual Amenity

Although a common feature of the street scene, the current dwelling to outbuilding extension does not positively add to the character of the dwelling. The proposal directly addresses this issue by extending the proposed pitched roof of the side extension over the flat roof covering the space between the outbuilding and the dwelling. Because of the existing outbuilding/extension, on both the dwelling and No. 5, the new side extension would be largely unseen from public view and not have a detrimental effect upon the visual amenity of the area or significantly affect the character of the dwelling.

Overall, the proposed open natured porch has the potential to improve the character of the dwelling, with a proposed dual pitched and tiled canopy in contrast to the original flat roof canopy and 'ornate' painted metal design which currently adorns the dwelling. At worst, the proposal could be considered neutral as it would be difficult to provide a more out-of-character feature than exists.

With the proposed rear extension potentially being out of public view from the street scene, the proposal would not have a negative impact upon visual amenity of the area. As a standard brick-built extension of reasonable proportions, it would equally have no detrimental impact to the visual amenity of neighbouring dwellings to the side and rear of the dwelling.

Highway Safety

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

Summary

With only a little potential for harm to the residential amenity of No. 5, due to the proposed large extension but overall, no significant harm to No. 5 or the residential amenity of any neighbour, as is the case with visual amenity and no impact on highway safety, the application is suitable for a recommendation of approval.

Recommendation: Approve with conditions