
2024/0269

Mrs Lindsay Watson

23 Branksome Avenue, Barnsley, S70 6HX

Erection of side 1st floor extension to dwelling

Site Description

The application relates to a plot located on the west side of Branksome Avenue and in an area that is principally residential characterised by two-storey dwellings of a similar scale and appearance.

The property in question is a terraced property constructed of brick with a pitched roof with grey coloured roof tiles. The property benefits from an existing single storey flat roof attached garage and is fronted by a driveway and some soft landscaping. The topography of the street descends south-to-north and results in a staggered ridge line.



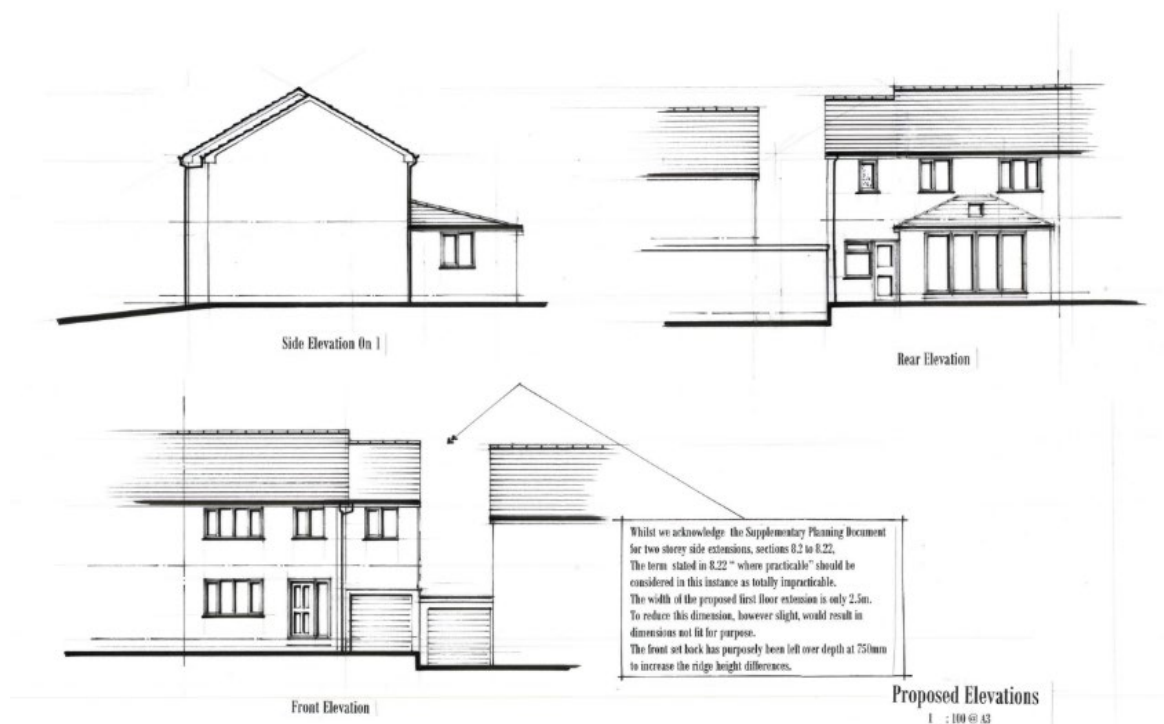
Planning History

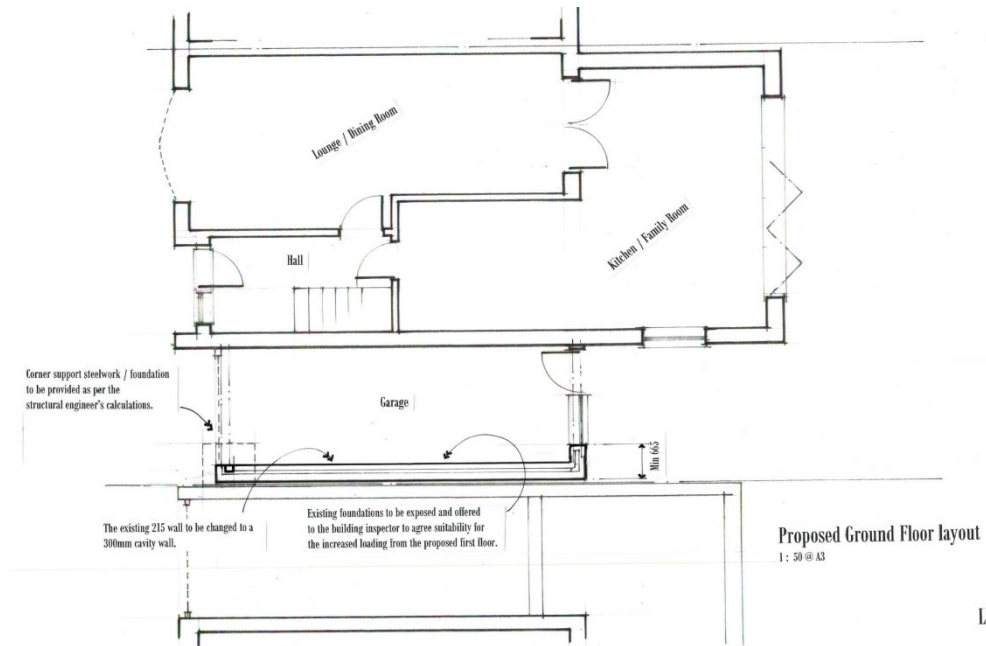
There are no previous applications associated with this site.

Proposed Development

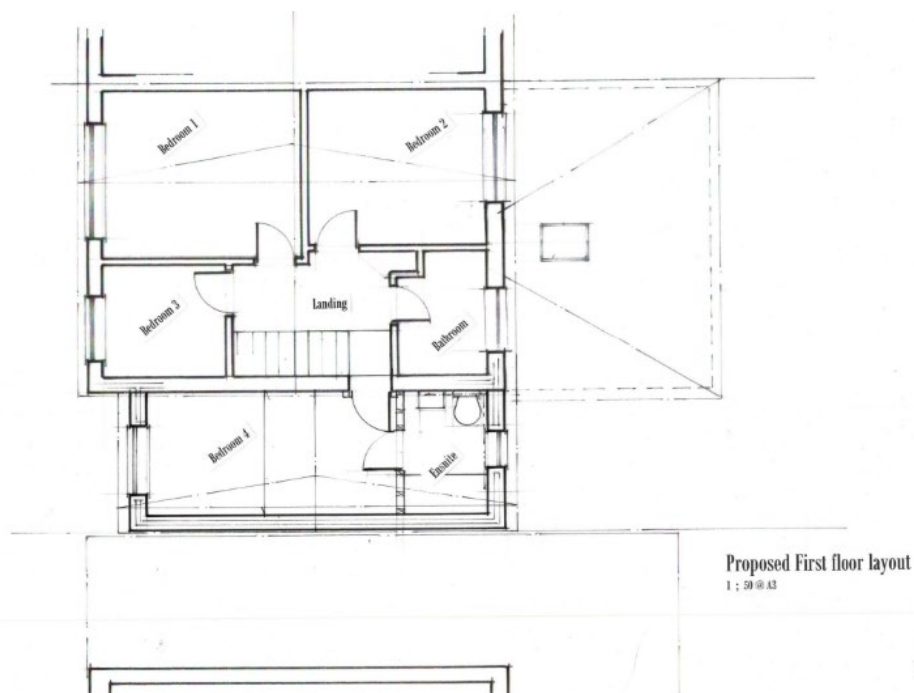
The applicant is seeking permission for the erection of a first-floor side extension above an existing attached garage.

The proposed extension would be set back from the main front wall of the application dwelling by approximately 0.8 metres and would have a sideways projection of approximately 2.6 metres. The extension would adopt a pitched roof with an approximate eaves and ridge height of 5.1 metres and 7.2 metres respectively. The extension would be constructed of materials that would closely match those used in the exterior construction of the existing dwelling.





LL/02



LL/04

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

Highways DC – 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.

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 the public realm of Branksome Avenue and would be a prominent feature within the street scene. 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, in accordance with the House Extensions and Other Domestic Alterations SPD. The extension would not be set in from the north side boundary. However, due to the constraints of the application site, it is not considered practicable to achieve this. Moreover, existing level differences would likely help to avoid a terracing affect.

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.

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 south of adjoining 25 Branksome Avenue. As such, it is acknowledged that some overshadowing and reduced levels of outlook could occur. However, any potential impact would likely be limited to a single first-floor window on the south facing gable elevation of the neighbouring property. Side facing secondary windows are not afforded the same protections as those afforded to habitable room windows located on the front and rear elevations. New first-floor windows would be limited to the front and rear elevations of the extension and a sufficient separation distance (21 metres or more) would be maintained to the habitable room windows of neighbouring properties opposite.

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.

Highway Safety

The application site is served by an existing driveway and attached garage which would be retained. The external wall of the garage would be changed to a cavity wall which could reduce the internal width of the garage. However, this is not considered to be detrimental to the use of the garage. Moreover, Highways DC were consulted on the proposals and raised no objection.

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**