

2024/0777

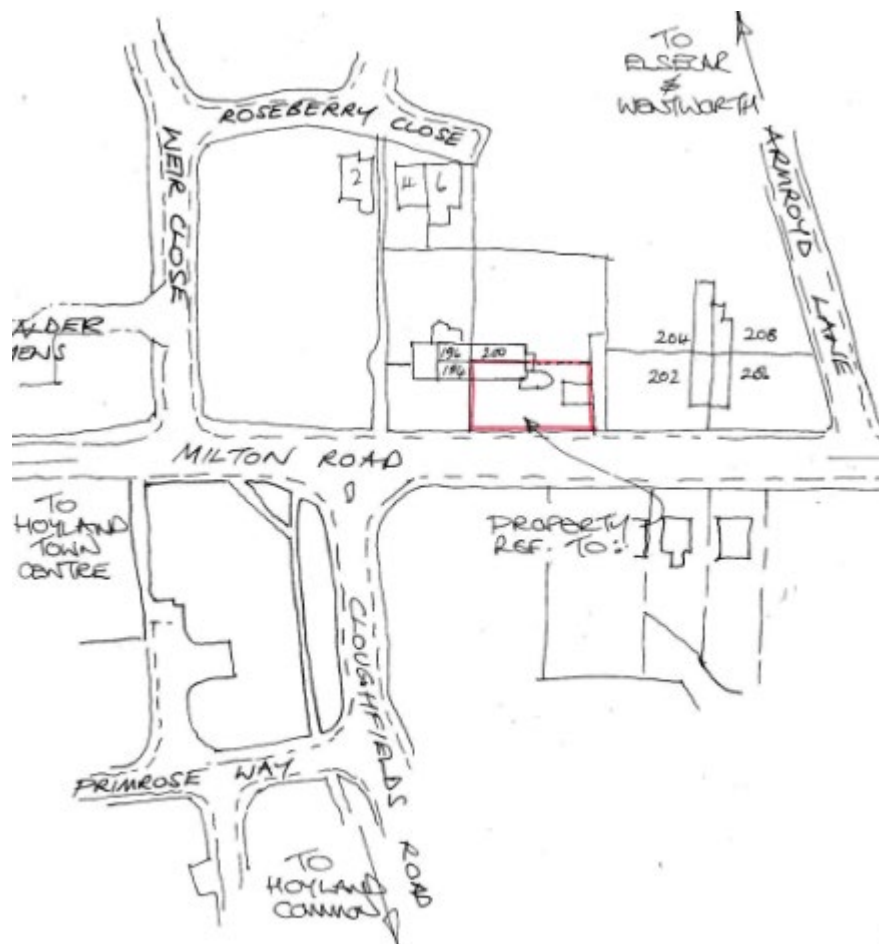
Mr George Harrison

198 Milton Road, Hoyland, Barnsley, S74 9BW

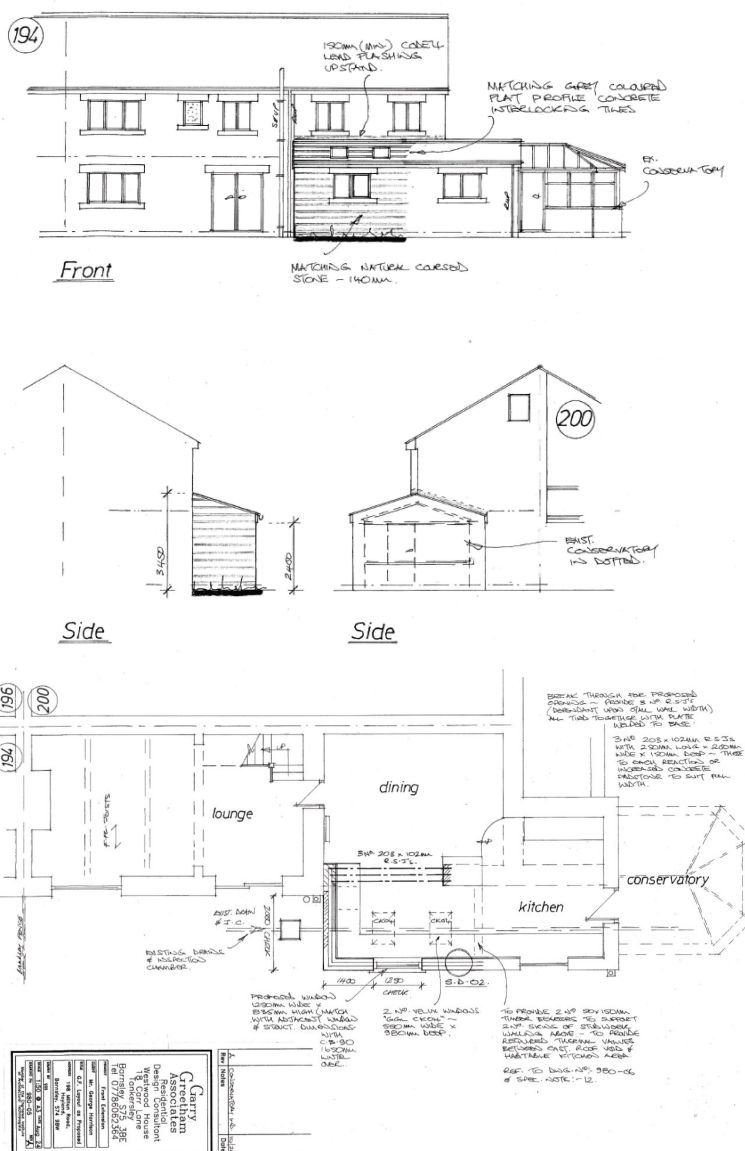
Proposed single storey front extension.

Site Description

The application relates to a dwelling which is part of a four-way split property. The site is on Milton Road within the Hoyland area of Barnsley. The property is formed from stone with a tiled pitched roof. A front extension has been erected along with other various alterations including the raising of the extended roof height. The property is adjoined to three other properties as part of one building all formed from the same materials. The surrounding area is characterised by a mixture of property types and materials. Opposite the site across Milton Road are large trees shielding a public open space.



Location Plan 1:1250



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 in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High Quality Design and Place Making.***
- ***Policy GD1: General Development.***
- ***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.***

Consultations

No consultees were consulted on this application.

Representations

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

Assessment

Principle of Development

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they 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

Residential Amenity

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

The proposed extension would be erected to the south of neighbouring 194 Milton Road. The proposal is however a substantial distance away and will therefore have little to no impact. Some levels of overshadowing will be caused to the site's own lounge room. This however will have been evident to the applicant upon the submission of the proposal.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would 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 House Extensions and Other Domestic Alterations SPD states that the front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings.

The extension has been designed sympathetically to match the existing front extension. It is not of a scale which would be overly dominant on the street scene. A window has been detailed on the proposed principal elevation which matches the size and provides a similar position to the existing front elevation window which this proposal seeks permission to replace. The street scene is therefore not considered to have been altered to any detrimental level. Velux windows are proposed however these do not detract from the standard of the design.

Existing boundary treatment to the front of the site is prominent and shields much of the proposal from public view reducing the impact of the extension.

Although the proposal results in the removal of a front door to the property, the predominantly used door for the property is the door on the principal elevation of the existing conservatory. This is the more prominent door of the dwelling. Additionally, the removed door is mostly screened from public view so will not be considered a significant loss to the character of the property and street scene.

Matching materials have been detailed which prevents any detrimental effect to the character of the street scene.

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 proposal does not result in any increase in bedroom facility or reduction in parking facility.

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