
2024/0093

Mr Andrew Day

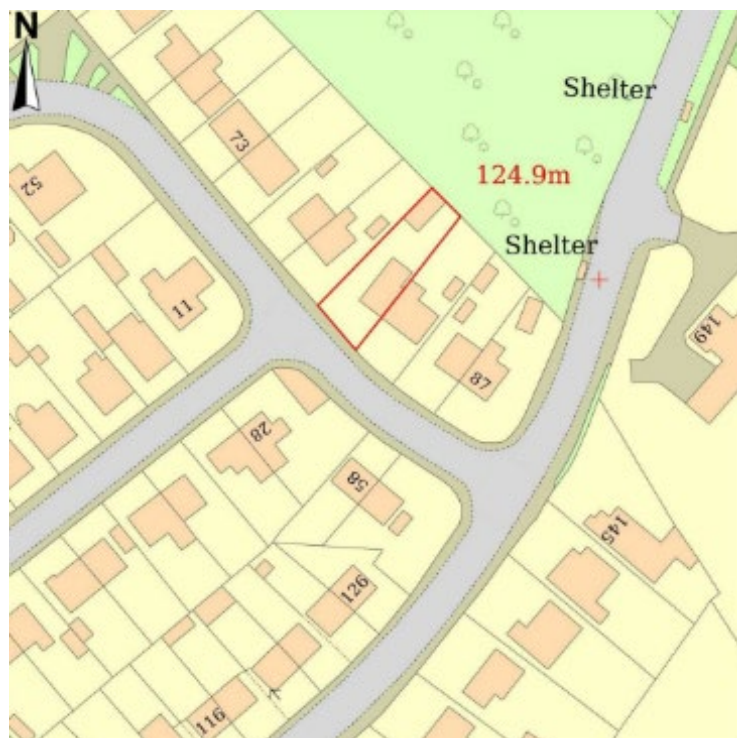
81 Coronation Drive, Birdwell, Barnsley, S70 5RL

Erection of two storey side extension with single storey front projection and canopy (Amended Description).

Site Description

The application relates to a plot located on the north side of Coronation Drive, opposite the junction with Coronation Crescent, and in an area that is principally residential comprising two-storey semi-detached and single storey detached dwelling of a similar scale and appearance. To the north is St Marys Cemetery with Green Belt land to the north, east and west.

The property in question is a two-storey semi-detached property constructed of brick with a hipped roof and grey coloured roof tiles. The property is fronted by a mix of soft landscaping and hardstanding which extends to the side and rear. To the rear of the property is an existing single storey extension and detached garage set in a modest sized garden. Boundary treatments comprise a mix of fencing and mixed vegetation.



Planning History

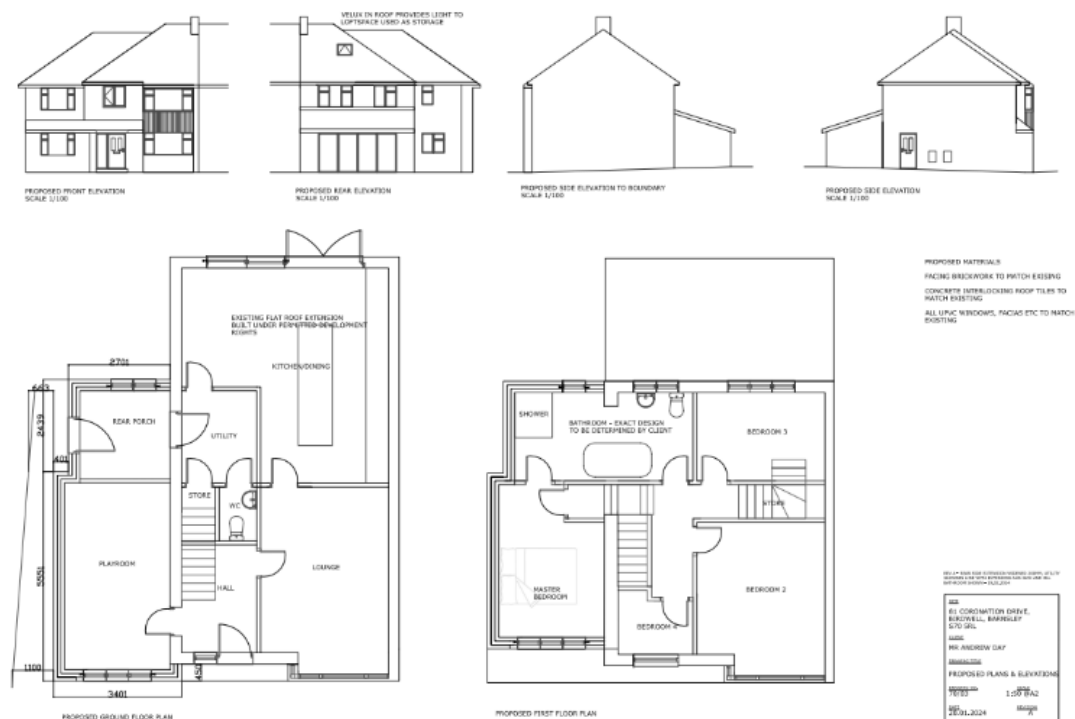
There is one previous application associated with this site.

1. 2013/1023 – Erection of single storey rear extension and detached garage to dwelling. – Approved.

Proposed Development

The applicant is seeking approval for the erection of a two-storey extension to the side of the dwelling with a single storey projection and canopy to the front of the dwelling.

The proposed extension would project from the front and side elevations of the dwelling by approximately 0.45 metres and 3.1 metres respectively with a total depth of approximately 7.9 metres. The extension would adopt a hipped roof with an approximate eaves and ridge height of 4.7 metres and 7.4 metres respectively and would be constructed of facing brickwork and concrete interlocking roof tiles. The proposed canopy would have an approximate eaves and ridge height of 2.2 metres and 2.8 metres respectively and would use concrete interlocking roof tiles.



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

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 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 north-west side of the application dwelling and would be located to the south-east of adjacent property, 79 Coronation Drive. Extensions located to the south, south-east and south-west of neighbouring properties are generally considered to have a greater impact regarding overshadowing. As such, it is acknowledged that some overshadowing could occur. However, any potential impact is likely to be limited to the south-east side elevation of 79 Coronation Drive where secondary windows located on a side elevation are not afforded the same protections as habitable room windows located on the front and rear elevations.

Glazing would be limited to the front and rear elevations of the extension where approximately 18.4 metres would be maintained between the first-floor rear-facing window and the rear boundary with no neighbouring properties beyond, and approximately 29 metres would be maintained between the first-floor front-facing window and the neighbouring property opposite (28 Coronation Crescent), in accordance with the House Extensions and Other Domestic Alterations SPD.

The proposed extension would largely follow the existing footprint of the original dwelling and would therefore be unlikely to contribute to reduced levels of outlook.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and is therefore 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 the public realm and would be a prominent feature in the street scene. However, the extension would not adopt an excessive sideways projection more than two thirds the width of the original dwelling, would be set back from the main front wall at first-floor level and would be set down from the ridge of the roof of the original dwelling. The proposal would also adopt a sympathetic form and features, including a ground floor front projection that would mirror the projection of an existing two-storey bay window, a hipped roof to the extension and a mono pitched roof to the front to form a canopy, and matching external materials, including facing brickwork and concrete interlocking roof tiles. As such, the proposal would appear sufficiently subordinate and is therefore not considered to significantly detract from or alter the character of the application dwelling or the wider street scene.

The proposal is therefore considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The proposal would impede existing parking arrangements to the side of the application dwelling. However, proposed alterations to existing hardstanding and soft landscaping to the front of the application dwelling would ensure that a minimum of two off-street parking spaces would be maintained, 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 visual amenity.

**Recommendation -
Approve with Conditions**