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**2023/0938****Applicant:** Mr S. Barron**Address:** 46 Eastfield Crescent, Staincross, Barnsley, S75 6DN,**Description:** Proposed single storey front and two storey side extension (replacing existing garage) to two storey dwelling.

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**Site & Location Description:**

Eastfield Crescent is a residential estate of houses and bungalows constructed in the nineteen sixties or seventies. The estate sits between the A61 Wakefield Road and Barr Lane, which leads off the A61 into Staincross. The dwelling itself is situated on the edge of the estate bordering the A61.

Constructed of brick, stone or faux stone cladding to the front elevation and also features a brown tiled gable roof. The dwelling currently features three bedrooms but is proposed to increase to four. The curtilage of the house is quite large, especially the front garden which extends from the dwelling between 12m and 17m. The front garden is separated between lawn and a driveway leading to the attached garage. The rear garden is lawned with border hedges, which the agent claims would be unaffected by the proposal. The attached garage is a part of later addition to the dwelling and features an unsympathetic flat felt roof, although the white garage door corresponds well with the white UPVC windows and doors of the main dwelling. Although the garage is not accessible from the dwelling, an internally separated, rear section of the garage forms part of an extended kitchen within the main dwelling.

**Planning History:** B/76/0894/DT - Erection of an extension to dwelling and a private garage**Proposed:**

A two-storey extension side extension is proposed which would predominantly be within the footprint of the existing garage/kitchen extension but would have a single storey extension extending 1.6m beyond the front elevation (approximately 1.5m beyond the extent of the existing bow window). The proposal would feature a tiled gable roof, constructed in the opposite direction to the existing gable roof, creating a cross gable style roof. The first storey would be set back with the proposed ground floor canopy roof extending backwards to just under the first-floor window. The ground floor would feature the front door and an adjacent window. All proposed windows would feature similar style windows with sections and openings to the existing windows. As now, the proposed side elevation would be blank, whilst the rear elevation would feature an additional first-storey window,

**Local Plan Designation:** Urban Fabric**Conservation Area:** No**Consultee Forestry Officer:** The Forestry Officer verbally confirmed there would be no requirement for a tree survey or protection works.**Neighbour Representations:**

Letters were sent to nearby addresses; no comments or objections were received.

## **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 places - The Government attaches significant importance to the design of the built environment. 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.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

## **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

#### Assessment

##### 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

Whilst the proposal raises the height of the existing extension from a single to two story extension, it would not appear to significantly impact the residential amenity of the adjacent neighbour.

Currently a conservatory and a large hedge sits in between the neighbouring dwelling and the application dwelling, with a view above the hedge for the neighbour of a blank brick elevation. This view would slightly be changed by the blank elevation becoming closer to the neighbouring dwelling.

Due to the forward siting of the neighbours dwelling, there would be no overlooking from the additional first-story rear window. Moreover, due to the north to north-east direction both dwellings' gardens face, there would minimal loss of light for the neighboring dwelling.

Regarding the impact on other neighbours, the proposed extension is over 17 meters from the rear boundary, with no houses beyond. There is also over 27m between the proposed first floor front elevation window and the closest window on a dwelling on the opposite side of the street. Ample off-road parking provision, even with the loss of the garage, is retained on site with a reduced driveway length of approximately 15m.

### Visual Amenity

Although not preferential, a blank elevation replaces the existing blank elevation on the side elevation of the dwelling. The rear of the dwelling is improved by the first-story extension, with the loss of the flat felt roof. Similarly, the front elevation is improved by the removal of the flat roofed garage extension but overall, the proposal could be considered as neutral; the proposal neither significantly improves or more importantly distracts from the character of the building. Instead, the proposal has taken aspects of previous extensions found across the street scene and combined them into one proposal. Although the proposal is forward of the front elevation, other dwellings within the street feature extensions beyond the front elevation, and the first story is appropriately set back, complying with the SPD for extensions.

### Highway Safety

Although parking provision is lost by removal of the garage, ample parking is available on the driveway and unlike the existing garage, meets current space standards for parking spaces. With no other changes proposed to access, highway safety would not be affected.

### Summary

With no significant impacts on residential amenity and overall neutral impact on visual amenity, and no impact on highway safety the requirements of local policies GD1, SD1, D1 and T4 have been met whilst broadly meeting the requirements set out in the SPD House Extensions and Other Domestic Alterations.

**Recommendation:** Approve with conditions