

**Application Reference:** 2024/0559

**Site Address:** 31 Westfield Avenue, Thurlstone, S36 9RL

**Introduction:**

This application seeks full planning permission for a single storey front bay extension and two storey side and rear extension

**Relevant Site Characteristics:**

The dwelling is a yellow stone, semi-detached house with a tiled gable roof. The street comprises of broadly similar sized houses constructed of stone or stone and render. Many houses within the street have been extended.



**Site History**

Application B/00/0422/PU for a single storey rear extension was approved in May 2000. There is no other planning history for the site.

**Detailed description of Proposed Works**

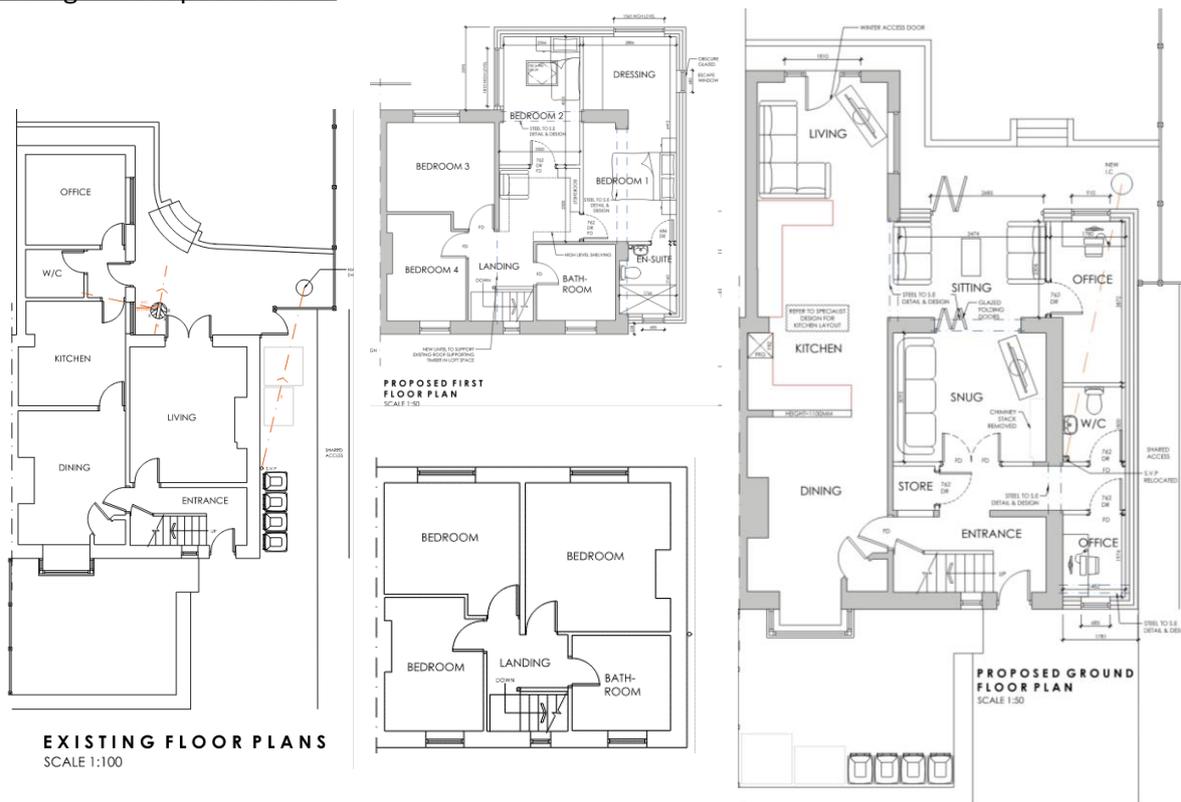
The amended plans propose a narrow width, two-storey side extension, which would also project around part of the rear of the dwelling, constructed of similar materials. A small increase and addition of a canopy is also proposed for the existing bay window and the front elevation.

Existing and Proposed Elevations





## Existing and Proposed Plans



## Relevant Policies

### The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

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.

The following Local Plan policies are relevant in this case:

- 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

#### National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 12 - Achieving well-designed places

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

#### Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- House extensions and other domestic alterations
- Parking

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

#### **Consultations**

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

From the initial consultation, two objections were received which related to the location and scale of the proposed extension and its perceived impact on light levels on neighbouring dwellings. One objection also raised concern over shared access, and the potential for this to be impacted during and post construction of the proposed extension.

On the second round of consultation, following amendments to the proposed plans, three objections were received from the two people who raised objections on the first occasion. Broadly the complaints were in relation to the same original issues, but due to changes in the design, potential additional impact in relation to privacy has been raised.

All concerns from all objections will be assessed within the relevant sections of the report.

### **Planning Assessment**

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

### Principle

The site falls within Urban Fabric. 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.

### Scale, Design and Impact on the Character

The proposal has been revised to incorporate a setback on the first floor, front elevation of the proposed side extension, which along with its limited width at 1.48m, is less than the maximum allowed two-thirds width of the original house, bringing both these aspects of the proposed extension in accordance with the guidance outlined in the house Extensions and Other Domestic Extensions SPD.

Whilst not an exceptionally large step down of the roof, the proposed roof of the extension has again been revised to be in accordance with the SPD guidance. This has been achieved by featuring a step down to show subordination to the host dwelling, and by featuring a complementary styled side gable roof, for the prominent side aspect of the proposed extension.

For the rear aspect of the proposed extension, a contrasting style roof to that of the original and side extension roof is proposed. However, the roof matches the existing front gable style of roof featured on the existing ground floor rear extension. The differing roof styles of the extension may cause a small amount of harm to the overall character of the extension and original dwelling, particularly on the rear elevation, but this is not considered of significant impact to merit a requirement to amend the proposal.

In addition to the modest but equally maximum possible width of the proposed extension, the approximate 2.6m projection beyond the rear elevation would be considered acceptable, and much less than the attached existing ground floor extension which projects almost 6m beyond the rear elevation.

The almost insignificant increase from the approximately 0.54m projection and 1.71m width of the front elevation bay window to approximately 0.68m projection and 2.06m width would have an equally insignificant impact on the scale of the original dwelling, but with a new canopy, and new stone work below the sill, would have a positive impact on the design and character of the dwelling.

The most questionable query in relation to the guidance outlined within the SPD, and what has been raised as a different concern in an objection is in relation to the distance between the application dwelling and its unattached neighbour. SPD guidance suggests that a 1m gap between the side elevation of an extension and a side boundary treatment should be retained, to avoid a terracing effect. With the shared pathway in-between the extension and the neighbouring house, and with the set back and set downs introduced as part of the amended plans, it is not considered that the proposal would result in a terracing effect.

In consideration of the above assessment, whilst there would be some harm created to the design and character of the dwelling, and minimal deviation from the SPD guidance; overall the proposal would only have little or no impact on the street scene, and a limited impact on the scale design and character of the original dwelling. The proposal would therefore be compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

#### Impact on Neighbouring Amenity

The proposed amendments and enlargement of the bay window, located on the front elevation would have negligible impact on residential amenity,

With regards to the side aspect of the extension, a single storey extension, but not a wraparound extension of the same width and length could be erected through permitted development, built up to the applicant's boundary, and at a height of up to 4m without planning consent. Whilst this is not justification for the extension, it must be considered as it would be a mitigating factor in relation to an objection raised about the proposal being constructed up to the boundary treatment with the shared access pathway. It must be noted though that any impact during or post construction on the shared access pathway would be a civil issue between neighbouring dwellings and planning consent is always subject to acquiring the correct consents from any landowners.

The proposed height of the extension, up to the original rear elevation features a ridge height of approximately 7.53m. For the approximate 2.6m projection of the rear elevation, the roof style

changes, with an approximate eaves height 4.93m, and a sloped roof leading away from the neighbouring dwelling to a ridge height of approximately 7.29m.

Whilst both roof heights would have some impact upon light levels, the degree of negative impact would be considered to be limited, as the most impacted area is the blank side elevation of the neighbouring dwelling, the shared pathway, and a small area of currently unused (overgrown at the time of a site visit) piece of garden between the side elevation of the neighbouring dwelling and the shared access pathway.

As the rear extension is relatively small in projection, at approximately 2.6m, and the roof has been designed to have its peak ridge height at the centre of the applicant's garden, when combined with south facing gardens for the application dwelling and its neighbours, there would be minimal impact on light levels for the unattached neighbouring dwelling to the west, and only a limited impact on light for the attached neighbouring dwelling, although this would be partially mitigated by the existing lower height, but significantly longer ground floor extension.

The Household Extensions and Other Domestic Alterations SPD notes that habitable windows within an extended dwelling should not be within 21m of other habitable structures, to maintain reasonable privacy levels for both dwellings. Whilst the original plans included two large windows on the rear elevation of the extension, at an approximate 17.5m distance from a rear neighbouring dwelling, amended plans have reduced this to a single, high level (1.56m), narrow window, located in what has been described as a dressing room. Whilst the distance remains shorter than the SPD guidance, the window, which is not considered as a habitable room, would only partially overlook what appears to be a bathroom, and non-habitable room of the neighbouring dwelling to the rear. Whilst not ideal, this would broadly be acceptable as impact on privacy of both dwellings would be limited.

With the loss of two large windows, the proposal now includes the addition of two side windows. The first window is a small window located within the dressing room. This window would overlook the rear corner of the unattached neighbouring dwelling, including a small proportion of their rear side, and rear garden. However, the window is marked on the plans to be obscure glazed. Given the non-habitable nature of the dressing room window and no direct overlooking of opposite first floor windows, the impact on privacy would be considered as limited.

The second window is located within a bedroom window on the opposite side elevation overlooking the attached neighbouring dwelling. To provide adequate light into the bedroom, in addition to the proposed skylight, but to maintain privacy, the window is very narrow and located approximately 1.81m above floor level.

Although the potential impact on amenity of a neighbouring dwellings has been recognised, due to the limitation of the impact, mainly due to the design factors such as high level, narrow windows, and the use of obscure glazing, the proposal would only be considered to have a limited impact on neighbouring amenity. This would be much less than the substantial level inferred in neighbour objections. On balance, the proposal would represent a sustainable form of development by creating a larger family home whilst not significantly impacting

neighbouring dwellings. As such the proposal would be in accordance with local Policy GD1. This carries moderate weight in favour of the proposal.

#### Highways

The current parking provision at the address does not meet current parking requirements of two in curtilage parking spaces of a minimum size of 2.5m x 5m each for a dwelling with three or more bedrooms. Whilst the proposal increases the number of bedrooms to four, this does not automatically trigger a requirement for additional parking provision, as would be the case an increase of two to three or more bedrooms. Furthermore, the garden space which is being used for the construction of the extension is not wide enough for a suitable parking space to be constructed, without encroaching on to the shared access pathway.

With the access and parking provision remaining unchanged, and the proposal not triggering the requirement for any additional spaces, it is not considered that the proposal would result in any significant detriment to highway safety.

#### Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

#### **RECOMMENDATION: Approve subject to conditions**

##### **Justification**

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- A set back of the first floor and a step down of the roof was requested, as these were not present on the originally submitted plan
- Concern was raised by about the original proposal having a significant impact on the amenity of residential dwellings to the rear.
- Original side windows to replace the rear windows were revised to minimise impact on neighbouring dwellings to the side.

#### **STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015**

**Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.**

#### Conditions and Informative

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**

2. The development hereby approved shall be carried out strictly in accordance with the plan 'Plans and Elevations (Amended) 24-203-01G' and specifications as approved unless required by any other conditions in this permission.

**Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making**

3. The external materials shall match those used in the existing building.

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.**

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner. If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.